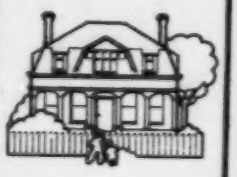

FINAL RECOMMENDATIONS

knox-eastern

STEPHEN G. McLAUGHLIN, COMMISSIONER
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT

MARCH 1983

4.4 OTHER ACTIONS

4.1 Site Plan Control

4.1.1. The Special Residence Areas, the Low Density Mixed Commercial Residential Areas and the Restricted Industrial Area be designated by By-law as areas of Site Plan Control, pursuant to Section 40 of The Planning Act.

4.1.2. For the purpose of reviewing applications for development review in areas designated for Site Plan Control, Council adopt the guidelines as outlined in Section 4.11 of the report: Official Plan Proposals: Knox Eastern.

4.2 Traffic and Parking

4.2.1 The Commissioner of Public Works be requested to report on prohibiting heavy trucks from the following local streets: Laing Street, Woodfield Road and Woodward Avenue.

4.2.2. The Metropolitan Police Department be requested to exercise greater vigilance with respect to truck traffic prohibitions and parking regulations in the Knox-Eastern Area.

4.2.3. The Commissioner of Public Works in consultation with the Commissioner of Planning and Development and area residents and businessmen be requested to undertake a local traffic and parking study with a view to reducing traffic and relieving parking congestion on local streets.

4.2.4. Council seek the co-operation of the Toronto Transit Commission and the Post Office in encouraging their employees to make use of both public transit and employer provided parking lots in order to relieve congestion on local streets.

4.3 Environment

4.3.1. The Metropolitan Commissioner of Public Works be requested to ensure that boulevards on the north side of Eastern Avenue adjacent to the scrap yards are kept clear of wreckage and other debris at all times and to investigate the feasibility of tree planting and landscaping along this boulevard including the installation of barriers to prevent casual parking.

4.3.2. The Commissioner of Buildings and Inspections be requested to strictly enforce the Non-Residential Standards By-law in Knox-Eastern, in particular for the scrap yards located in the area.

4.4 Open Space

4.4.1. The Metropolitan Commissioner of Parks and Property be asked to report in consultation with the Commissioner of Planning and Development and Parks and Recreation on the feasibility of introducing improvemetns to the grounds of the Sewage Treatment Plant located in Knox-Eastern for active recreational activities.

Erratum

Recommendation 4.1 (ii) on page 23 should read as follows:

(ii) by amending Map I of the Official Plan Part I by redesignating as Open Space the area shown on Map 1.6 of this report now designated Low Density Residence Area

FINAL RECOMMENDATIONS

knox-eastern

STEPHEN G. McLAUGHLIN, COMMISSIONER
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT

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APPENDICES

Appendix A

1 Background

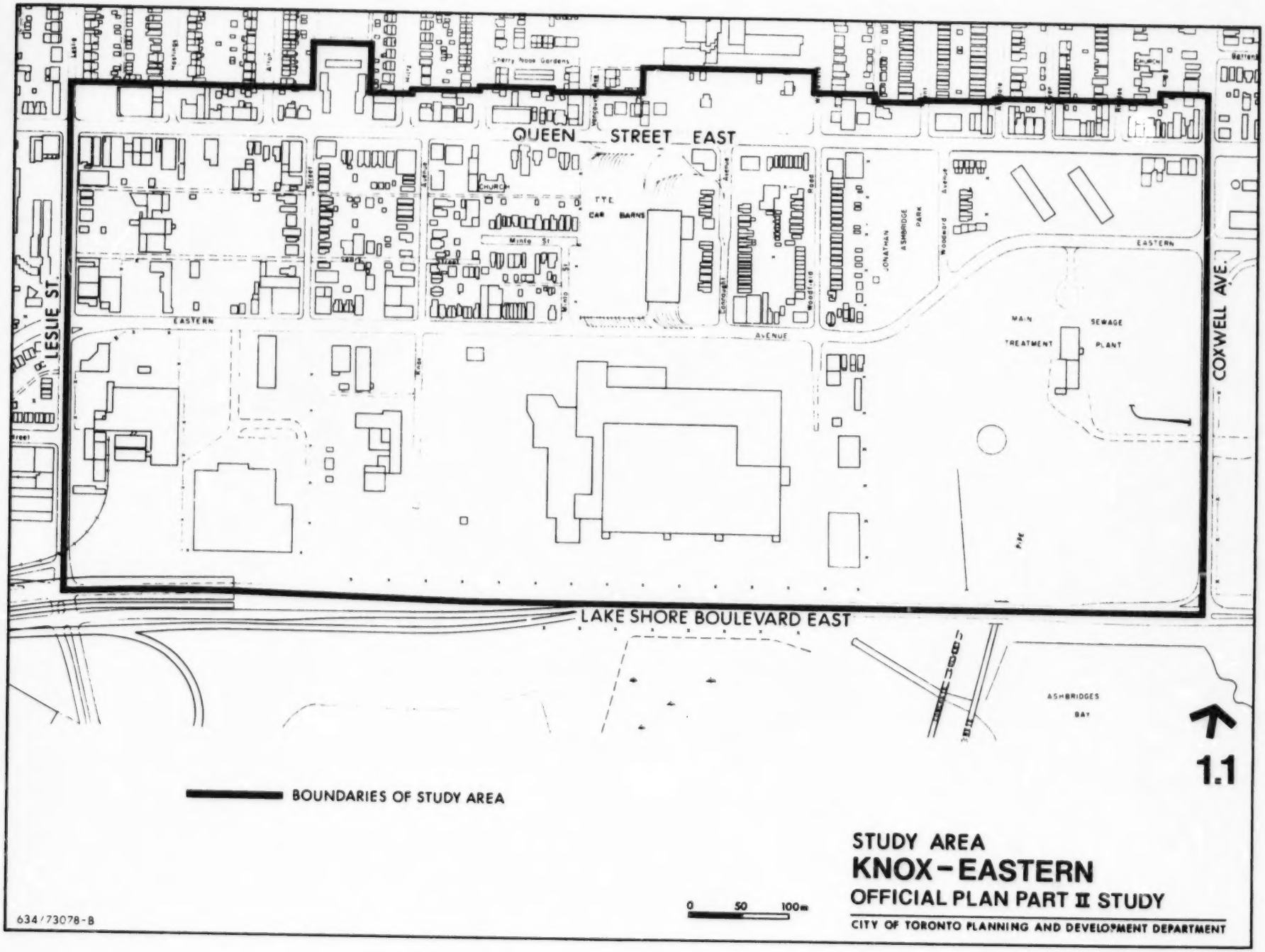
1.1 Introduction

This report contains final recommendations for the Part II Official Plan for the Knox-Eastern area. This area is bounded on the north by the rear lot lines of properties on the north side of Queen Street East, on the east by Coxwell Avenue, on the south by Lakeshore Boulevard and on the west by Leslie Street. (See Map 1.1)

The purpose of this study has been to examine local land use issues and concerns, and to review current policies embodied in the Part I Official Plan and Zoning By-law. Recent city-wide planning policies have also been applied to Knox-Eastern where appropriate, or have been modified to suit the particularities of the Knox-Eastern Area.

1.2 Local Studies

In September, 1982, the Planning Board received the report, Official Plan Proposals: Knox-Eastern, for the purpose of public discussion. The proposals put forth in this report were the result of an extensive and thorough study of the issues particular to Knox-Eastern. The experience and knowledge gained in a previous report, Official Plan Proposals: South of Eastern was also invaluable in the preparation of the Knox-Eastern Proposals report. This report was published in June 1979 and included land use policies for the area south of Eastern Avenue immediately to the west of the Knox-Eastern area. Many of the land use problems encountered in the South of Eastern area were similar to the issues in Knox-Eastern.


QUEEN STREET EAST
LESLIE ST.
COXWELL AVE.
LAKE SHORE BOULEVARD EAST
EASTERN
AVENUE
MAIN
SEWAGE
TREATMENT
PLANT
ASHBRIDGES
BAY
1.1
BOUNDARIES OF STUDY AREA
0 50 100m
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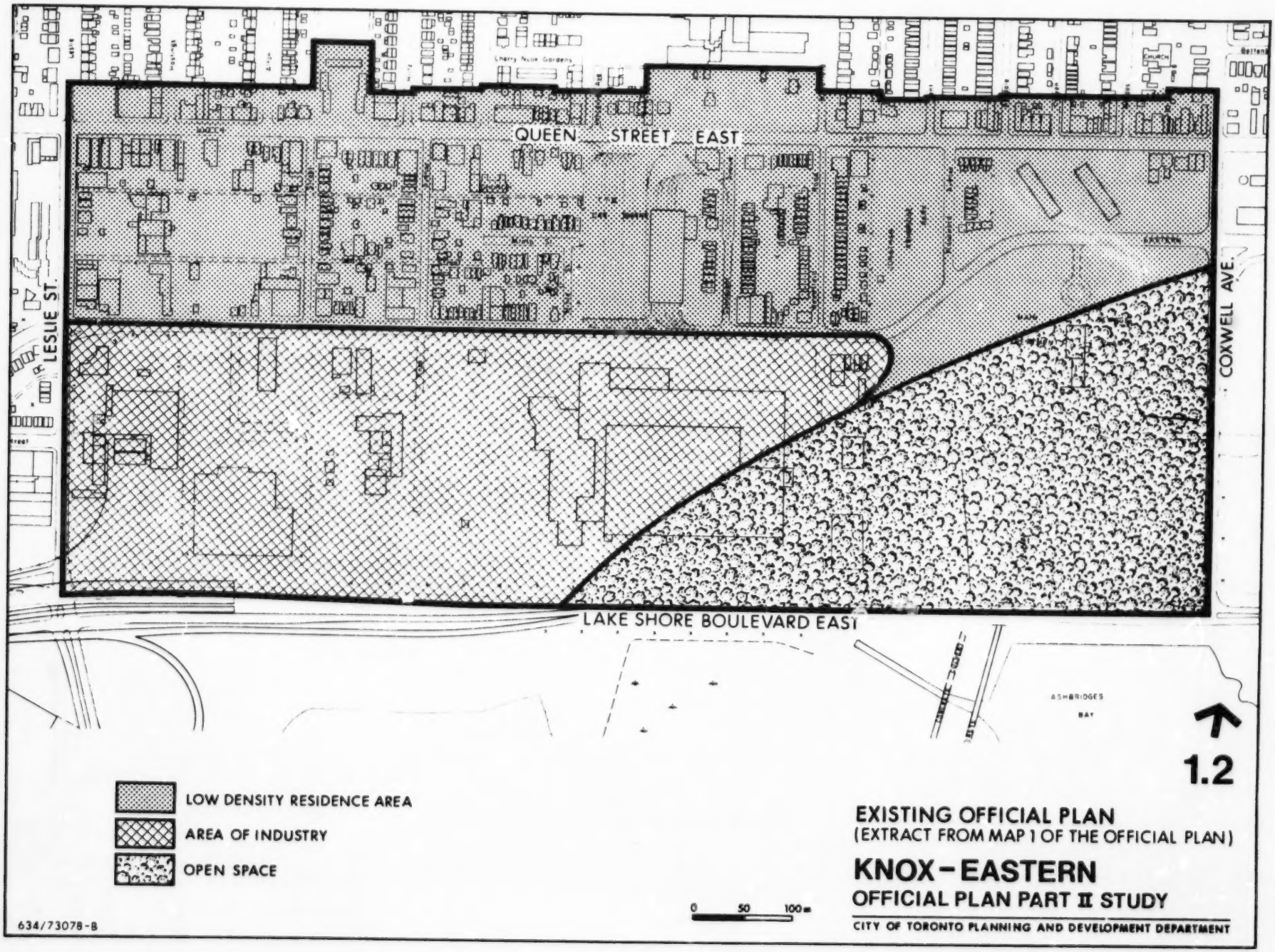
STUDY AREA
KNOX-EASTERN
OFFICIAL PLAN PART II STUDY
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT



1.2

EXISTING OFFICIAL PLAN
(EXTRACT FROM MAP 1 OF THE OFFICIAL PLAN)

KNOX-EASTERN
OFFICIAL PLAN PART II STUDY

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT

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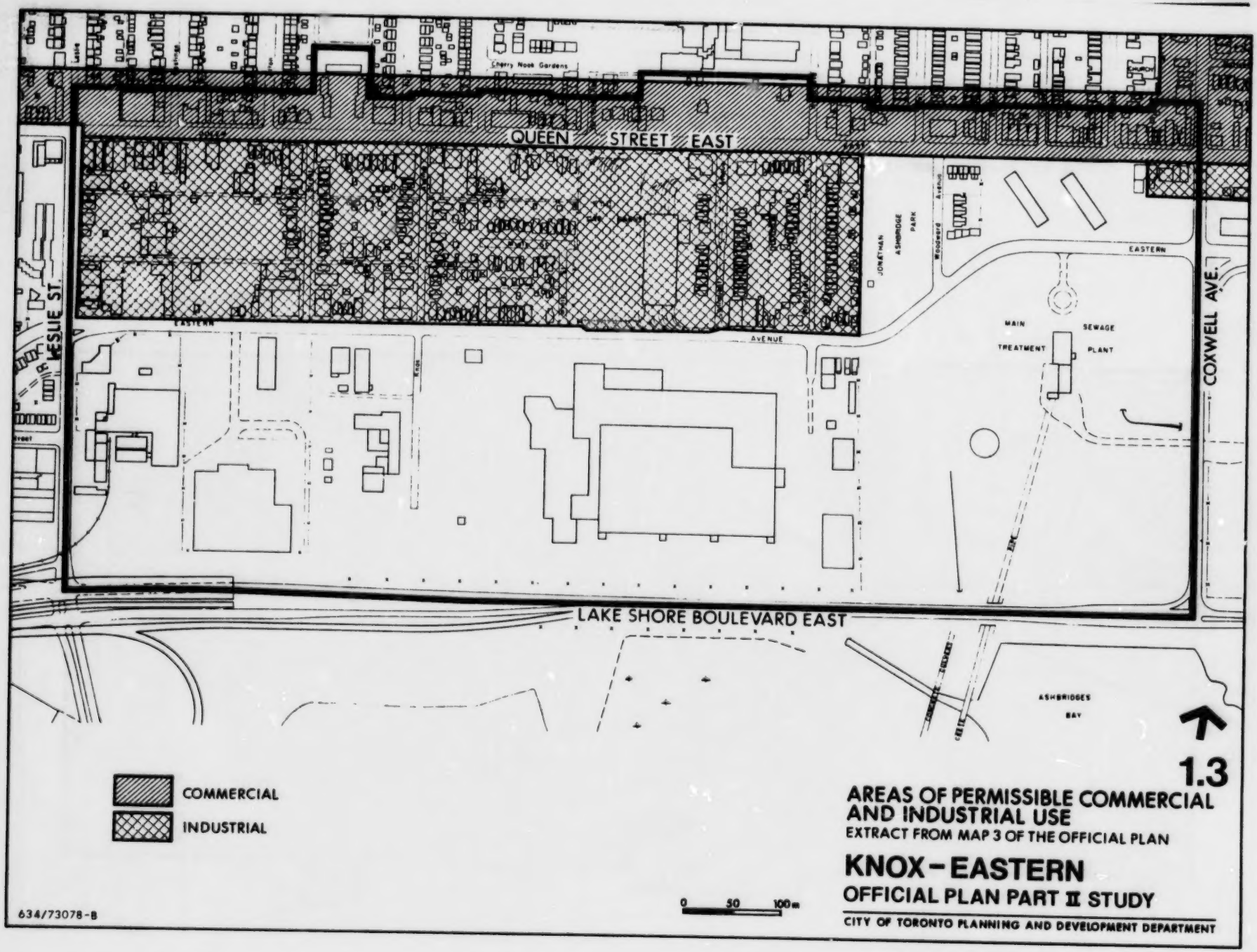

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1.3

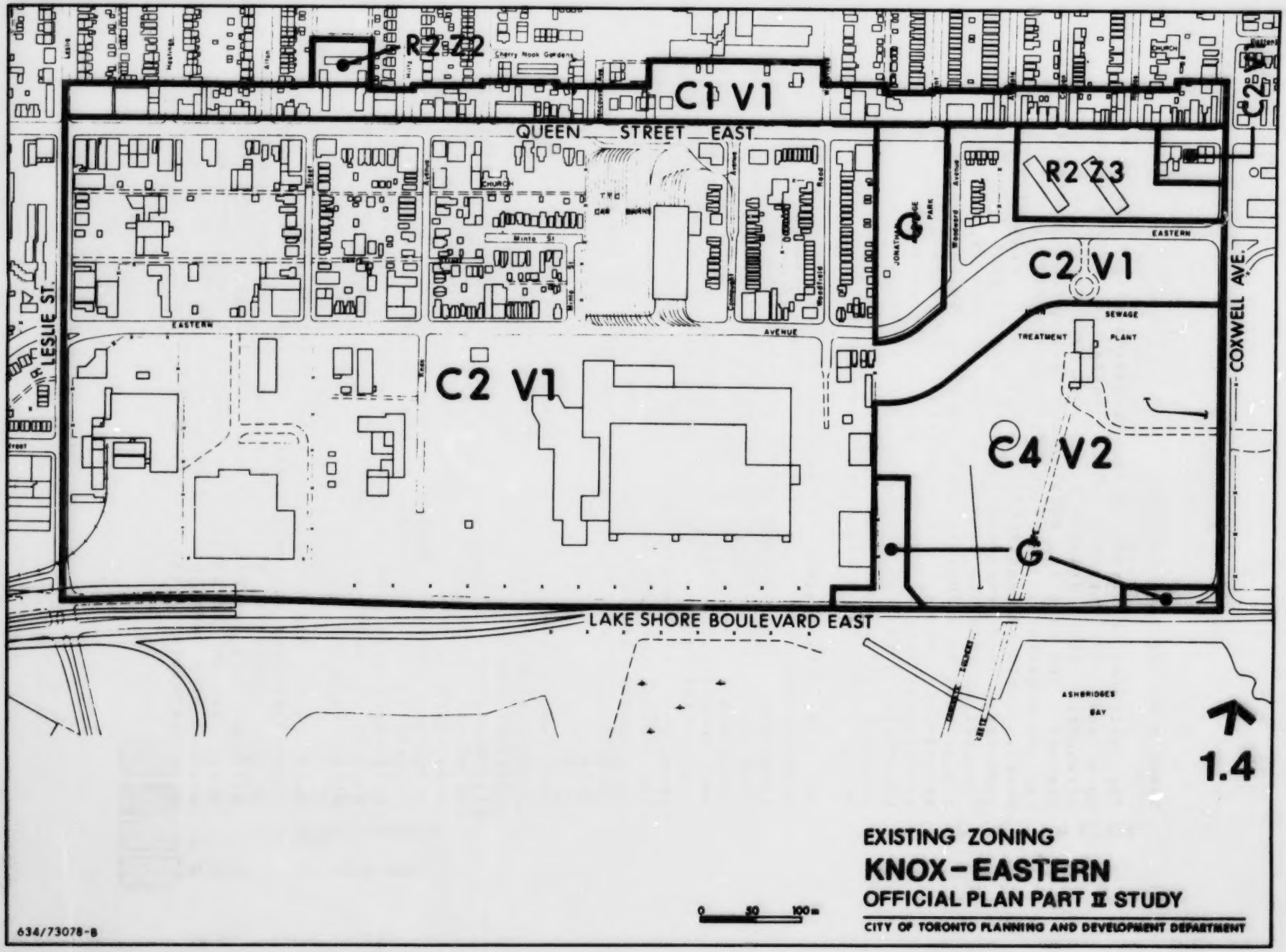
AREAS OF PERMISSIBLE COMMERCIAL AND INDUSTRIAL USE

EXTRACT FROM MAP 3 OF THE OFFICIAL PLAN

KNOX-EASTERN

OFFICIAL PLAN PART II STUDY

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT


R2 Z2
C1 V1
QUEEN STREET EAST
R2 Z3
C2
C2 V1
C2 V1
C4 V2
LESLIE ST.
COXWELL AVE.
EASTERN
AVENUE
SEWAGE
TREATMENT
PLANT
LAKE SHORE BOULEVARD EAST
ASHBRIDGES
BAY
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0 50 100m
EXISTING ZONING
KNOX-EASTERN
OFFICIAL PLAN PART II STUDY
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
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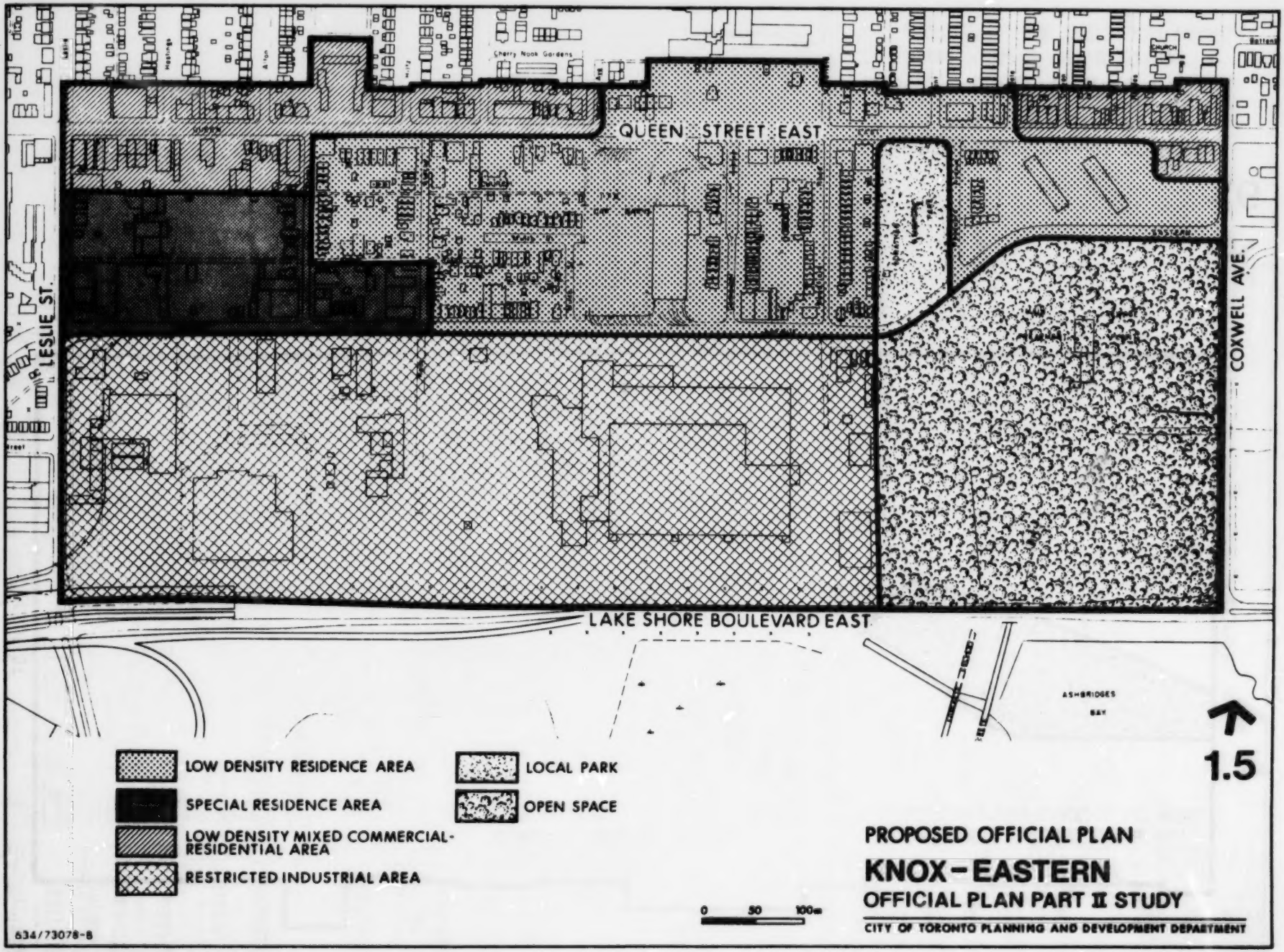
1.3 Summary of Proposed Policies

The policies contained in the Proposals report are based on a land use strategy which seeks to separate and strengthen the various land use components of Knox-Eastern. The existing significant residential community in Knox-Eastern, despite its commercial-industrial zoning, would be legitimized. The close proximity of industrial and residential uses, has in some instances resulted in land use conflicts. The proposals in this report seek to alleviate these conflicts in the future by separating zones for permissible industrial and residential uses. Another important component of the Knox-Eastern Part II Proposals is to introduce land use policies which encourage reinvestment and revitalization of the commercial strip along Queen Street East.

Map 1.5 illustrates the proposed Part II Official Plan designations for Knox-Eastern. The Official Plan Proposals: Knox-Eastern report proposed that most of the area south of Eastern Avenue be designated a Restricted Industrial Area. This designation permits industrial uses considered environmentally compatible with nearby residential areas. The eastern portion of the study area, south of Eastern Avenue, which currently contains the pumping facility for the Main Sewage Treatment Plant, is proposed as open space, with an exemption which permits the operation and/or expansion of the existing use.

The area where housing presently exists has been designated as a Low Density Residence area for some time, however, the Part I Official Plan allowed industrial uses to remain and expand. The Part II proposals would eliminate permission for industrial uses in most of the area north of Eastern Avenue. The exceptions being, a proposed Special Residence Area which would remain industrial until such time as the area was redeveloped comprehensively and, a small Mixed Commercial-Industrial area at the south east corner of Leslie Street and Queen Street East.

Maps 1.8 and 1.9 describe the proposed zoning classifications and height precincts respectively. Most of the proposed zoning designations correspond to the Official Plan policies in terms of density. In cases where it is desirable for Council to exercise greater control over new construction or new uses, the zoning is more restrictive than the Official Plan.


QUEEN STREET EAST
LESLIE ST.
COXWELL AVE.
LAKE SHORE BOULEVARD EAST
ASHBRIDGES BAY
LOW DENSITY RESIDENCE AREA
SPECIAL RESIDENCE AREA
LOW DENSITY MIXED COMMERCIAL-RESIDENTIAL AREA
RESTRICTED INDUSTRIAL AREA
LOCAL PARK
OPEN SPACE
0 50 100m
1.5
PROPOSED OFFICIAL PLAN
KNOX-EASTERN
OFFICIAL PLAN PART II STUDY
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
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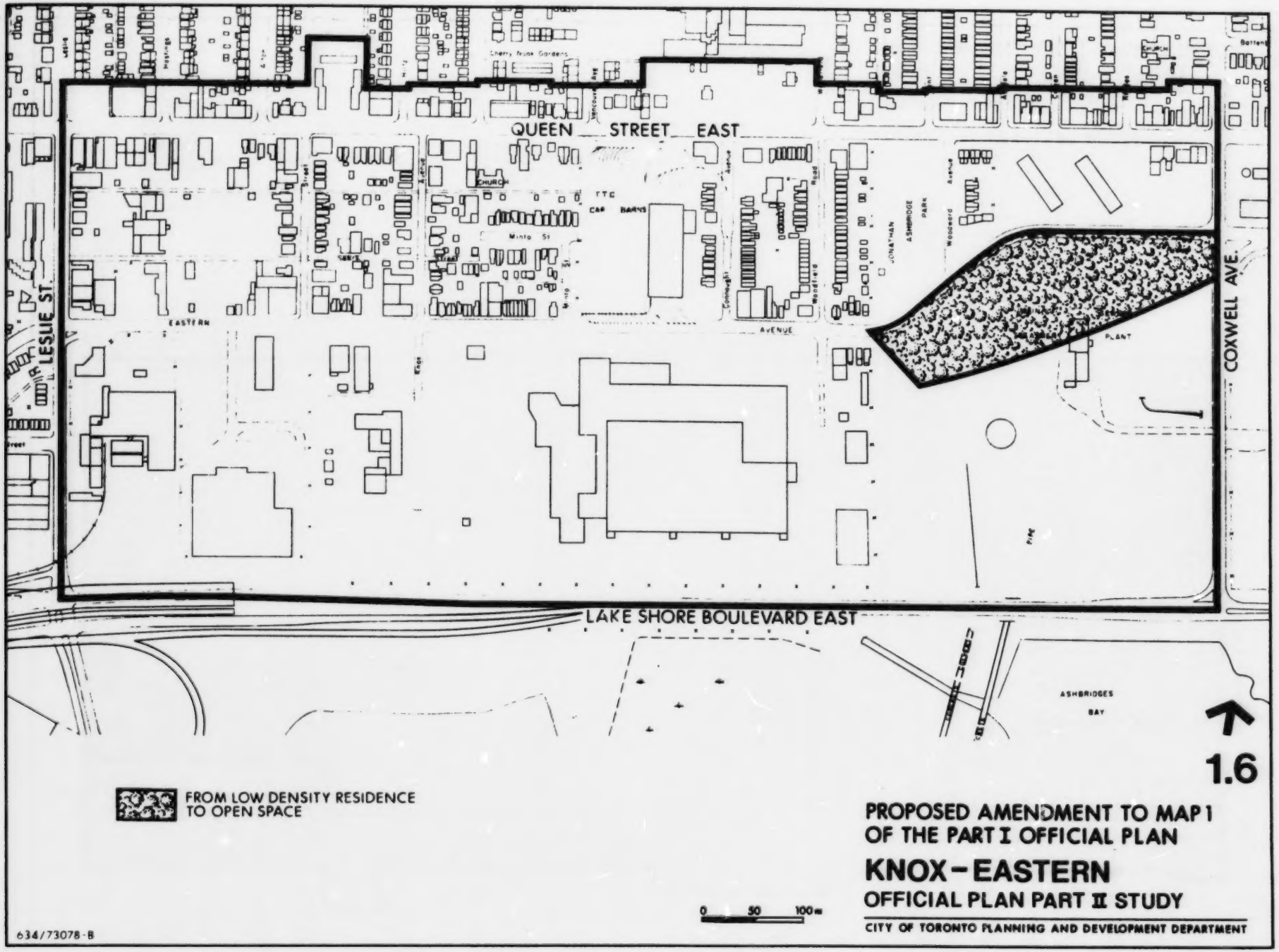
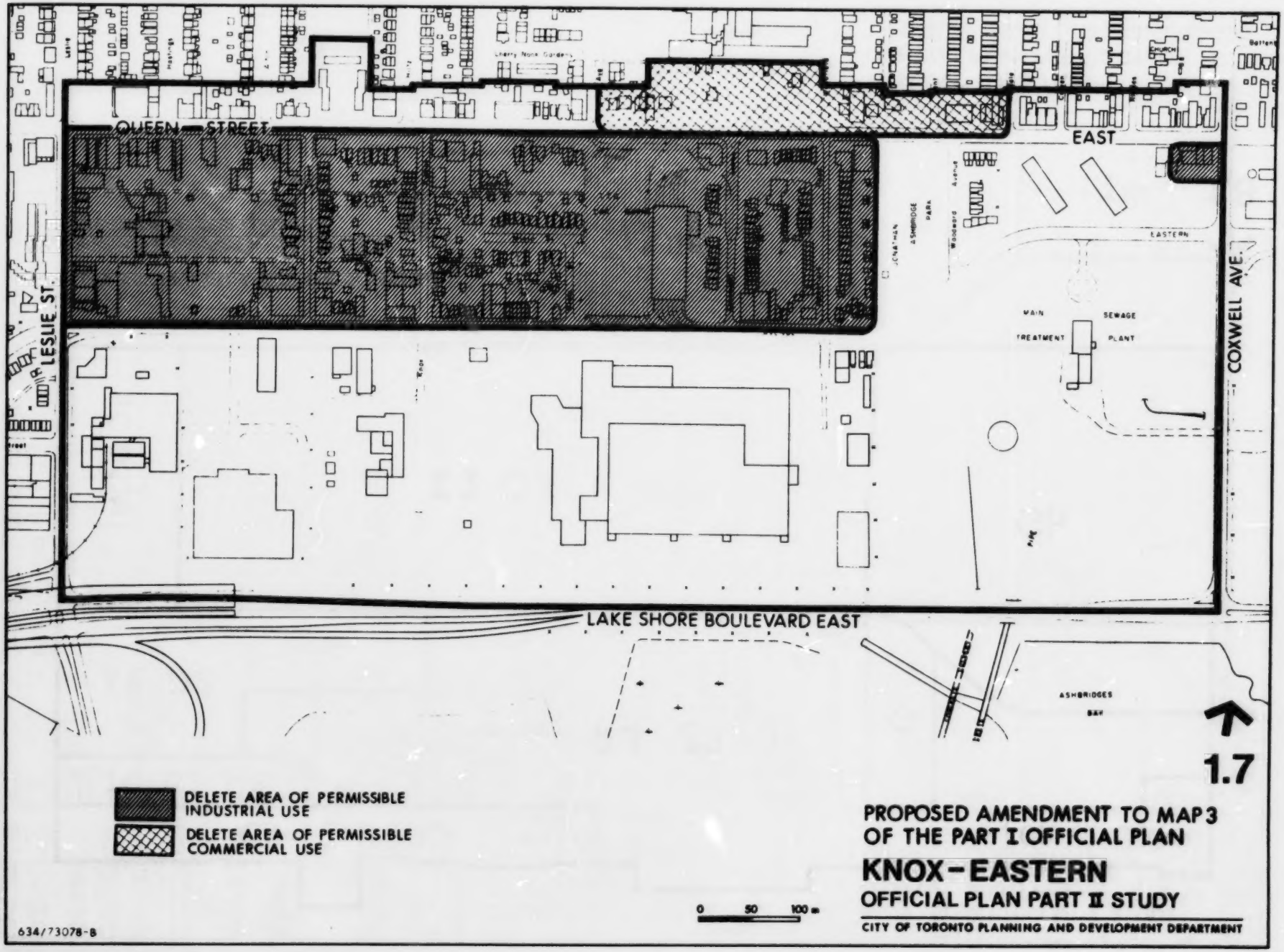


PROPOSED AMENDMENT TO MAP 1
OF THE PART I OFFICIAL PLAN

KNOX-EASTERN

OFFICIAL PLAN PART II STUDY

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT



PROPOSED AMENDMENT TO MAP 3 OF THE PART I OFFICIAL PLAN

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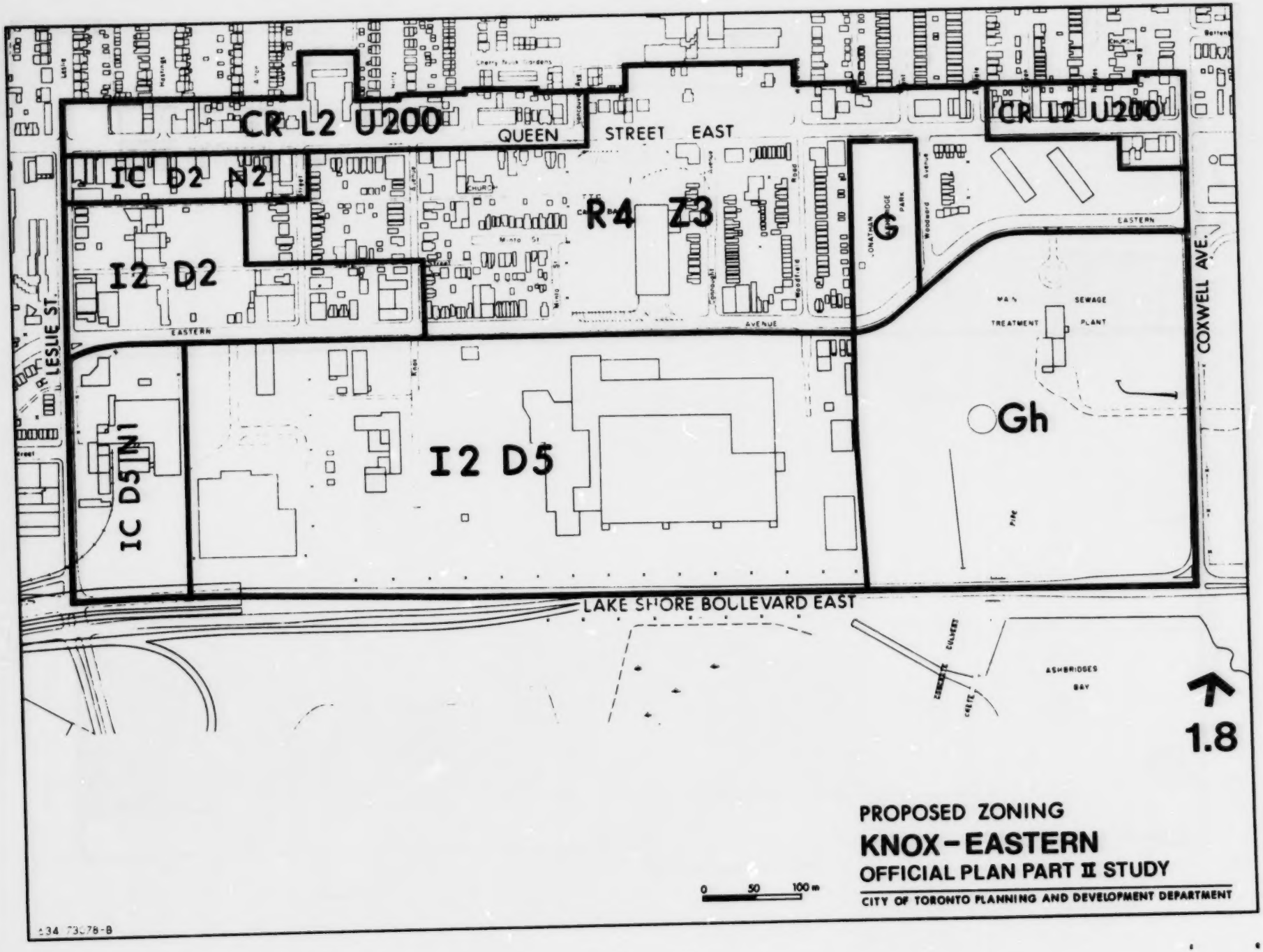
CR L2 U200
QUEEN STREET EAST
CR L2 U200
IC D2 N2
R4 Z3
I2 D2
I2 D5
IC D5 N1
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LESLIE ST.
COXWELL AVE.
EASTERN
AVENUE
MAIN SEWAGE TREATMENT PLANT
LAKE SHORE BOULEVARD EAST
CULVERT
ASHBRIDGES BAY
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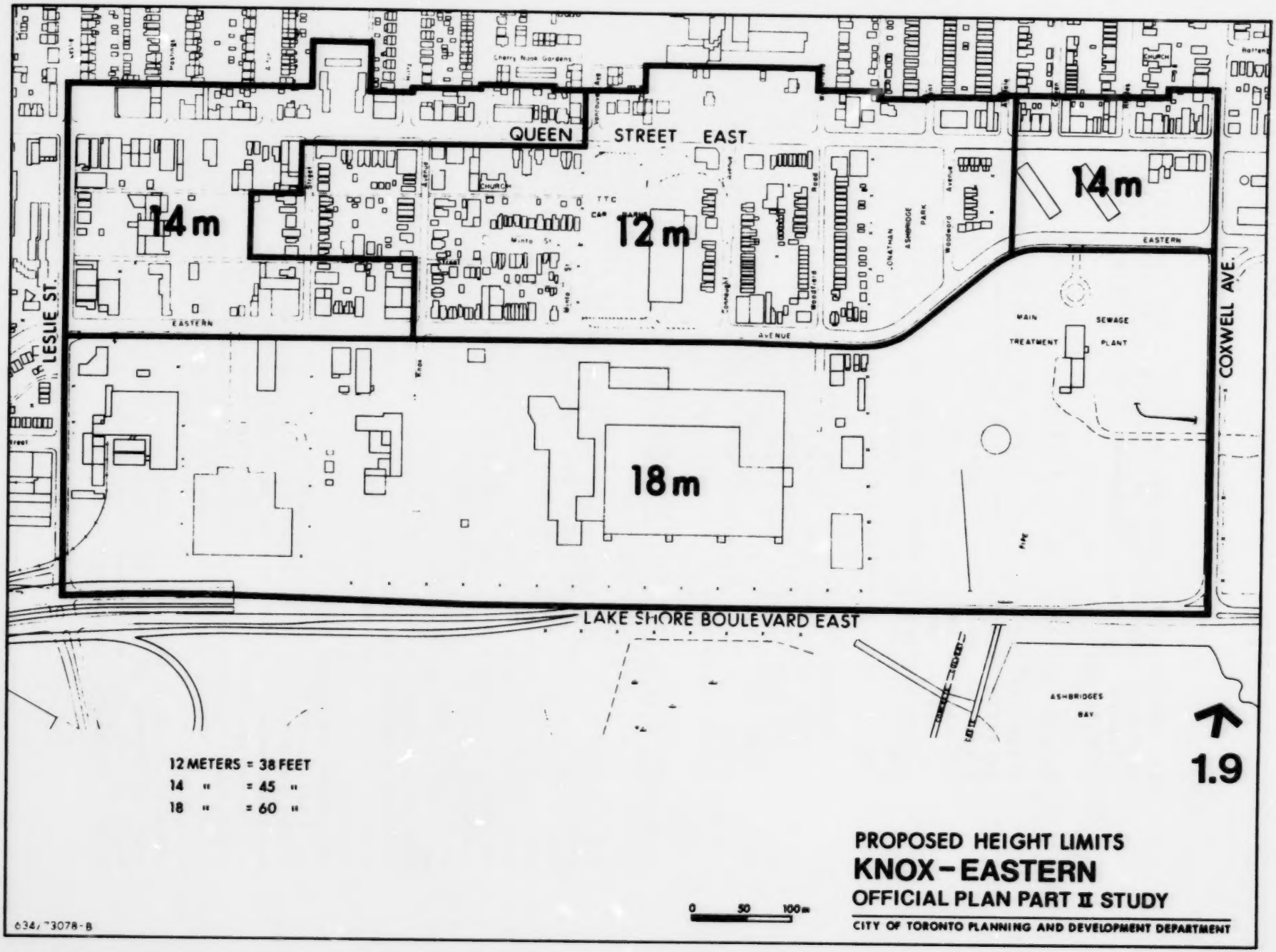
PROPOSED ZONING
KNOX-EASTERN
OFFICIAL PLAN PART II STUDY
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT



PROPOSED HEIGHT LIMITS

KNOX-EASTERN

OFFICIAL PLAN PART II STUDY

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT

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In addition to land use policies, the proposals report outlines other actions with regard to local improvements designed to help implement the proposed policies for Knox-Eastern.

1.4 Public Discussion of the Proposals

Summaries of the proposals report were distributed to property owners, residents and businessmen throughout the area, as well as in nearby areas. Copies of the full report were made available to interested persons. On Wednesday, October 27, 1982, the Planning Board held a public meeting to hear the views of the public concerning the Official Plan proposals for the area. A record of this meeting is contained in Appendix A of this report.

Discussion at this meeting focused on the proposed R4 Z3 zoning for the Low Density Residence area and the resultant non-conforming uses. Businessmen, who operated industrial and/or commercial uses in this area were concerned about the loss of development rights and the effect of the residential zoning on the future ability of their businesses to expand.

Copies of the proposals report were also distributed to members of the South East Area Industrial Co-ordinating Committee for comments. A letter from the Committee, dated January 24, 1983 has been received which objects to the loss for industrial purposes of certain lands north of Eastern Avenue which are currently used for industrial purposes. This objection will be addressed in Section 2.1.

A number of site specific issues were raised at the public meeting which also will be addressed in the following section.

2 Issues

This section addresses objections and concerns which members of the public have expressed in response to the part II proposals. These issues include both general concerns and site specific objections.

2.1 General Concerns

2.1.1 South East Area Industrial Co-ordinating Committee (SEAICC)

Throughout the preparation of the part II proposals for Knox-Eastern the SEAICC has been kept abreast of planning goals and objectives for the Knox-Eastern area. One month prior to their meeting of January 18, 1983 the SEAICC members received copies of the Official Plan Proposals for Knox-Eastern. They were asked to provide comments on the proposals at their January meeting. After some deliberation by the Committee it was moved that a formal objection to the Knox-Eastern proposals be registered with the Planning Board. The substance of the objection is that the Committee opposes the loss of land zoned or used for industrial purposes.

The Committee has requested that the Land Use Committee take no action on the recommendations which would affect the industrial zoned lands north of Eastern Avenue until it has been determined what effect such recommendations will have on the overall industrial strategy which is soon to be released by the Economic Development Division of the Planning and Development Department.

In response to the concerns of the SEAICC the following comments are offered. First, the area in question was designated as a Low Density Residence Area in the 1969 Part I Official Plan. The proposed Official Plan

policies reinforce the Part I Official Plan designations for the area north of Eastern Avenue. In other words the new policies do not significantly differ from the old policies. In fact all the lands in the vicinity north of Eastern Avenue were designated as a Low Density Residence area with exemptions for industrial and commercial uses. These exemptions where meant to recognize the industrial uses which existed at the time, however, it was clearly intended by the Part I Official Plan policies that the area north of Eastern Avenue would eventually change to reflect the Low Density Residence designation.

Land use north of Eastern Avenue is a mix of residential, commercial and industrial uses by virtue of the relatively permissive C2 zoning which has applied to this area since 1953. Despite this permissive zoning, residential uses have remained and in some areas residential uses have coalesced into cohesive residential neighbourhoods. The industrial uses which remain have not experienced renewed investment and are for the most part noxious industrial uses which would now be permitted only in the most permissive industrial zones. The location of these uses adjacent to relatively new residential townhouses west of Leslie Street and previously existing residential uses to the north and east is an unsuitable juxtaposition of different uses.

The cost differential between residential land values and industrial land values is unlikely to result in the reversion of these residential uses to industrial uses. On the contrary, the increased rate of return for residential use will likely militate against industrial land use expansion. At the same time there appears to be little potential for the redevelopment of these lands as light industrial given the landowner's expectations and comparable industrial land values in suburban locations. Consequently, the most likely scenario is that current incompatible uses will remain or the land will have to be redeveloped for alternative uses such as residential.

Second, as pointed out in the proposals report, the City has cooperated with the five principle property owners in the area to fund a study which determined the potential for business relocation and the current appraised value of these lands. The study concluded that residential redevelopment at the densities suggested in the proposals report was feasible. It further concluded that residential redevelopment represented the 'highest and best use' for these lands.

Although the SEAICC's concerns over the loss of industrial land may be well founded in particular

circumstances it should be emphasized that City Council has already recognized the lands in question as a future residential area in the 1969 Official Plan. It would seem inappropriate to delay the implementation of the Part II Official Plan for Knox-Eastern on the basis of an objection that would appear to be based on a wider principle. The apparent concern of the SEAICC over the loss of industrial land would seem to be most appropriately dealt with by establishing a comprehensive industrial strategy with City wide implications in order to further specify the policies outlined in the Part I Official Plan. On the basis of the foregoing it is suggested that the recommended policies in this plan be adopted.

2.2 Site Specific Concerns

2.2.1 Non-Conforming Uses on the North Side of Eastern Avenue

Land use on the north side of Eastern Avenue between Knox Avenue and the Jonathan Ashbridge Park consists of a mix of residential uses and light industrial uses. A small number of the industrial property owners in this area have objected verbally to the proposed R4 Z3 zoning. They are of the opinion that this zoning would make their existing properties legally non-conforming, and hence, limit expansions, additions or alterations to their businesses. It was also felt that a non-conforming use status would hinder resale potential of their business.

It is recognized that land uses along Eastern Avenue on the north side are mixed residential and industrial and that it will be some time before land uses reflect the proposed residential zoning. It is intended that the Special Residence Area to the west of Knox Avenue will eventually contain only residential uses, however the proposed I2 zoning recognizes existing industrial uses. To provide for an eventual transition to residential uses north of Eastern Avenue it is considered advisable to retain the proposed residential zoning. In some instances, however, there are industrial uses which would be adversely affected by a non-conforming use status. It is proposed that these properties be zoned R4 Z3 with specific exemptions to permit those uses which currently exist to remain as legally conforming. These specific exemptions would permit expansion and use for which these properties are currently used. At the same time, these industrial properties could revert to residential uses. Once this land use change occurs the site specific exemptions could be removed from the zoning by-law. The only use which the exemptions would not accommodate would be 'a motor vehicle repair shop, class B'. This use is

an I3 use and is considered too offensive for both the existing residential uses to the north as well as the proposed restricted industrial district to the south of Eastern Avenue.

Notwithstanding the proposed R4 Z3 zoning, the following uses will be permitted as-of-right on the properties known municipally, in the year 1983, as 986, 988 and 990 Eastern Avenue:

(i) 'automobile service and repair shop'

(ii) 'sales or hire garage'

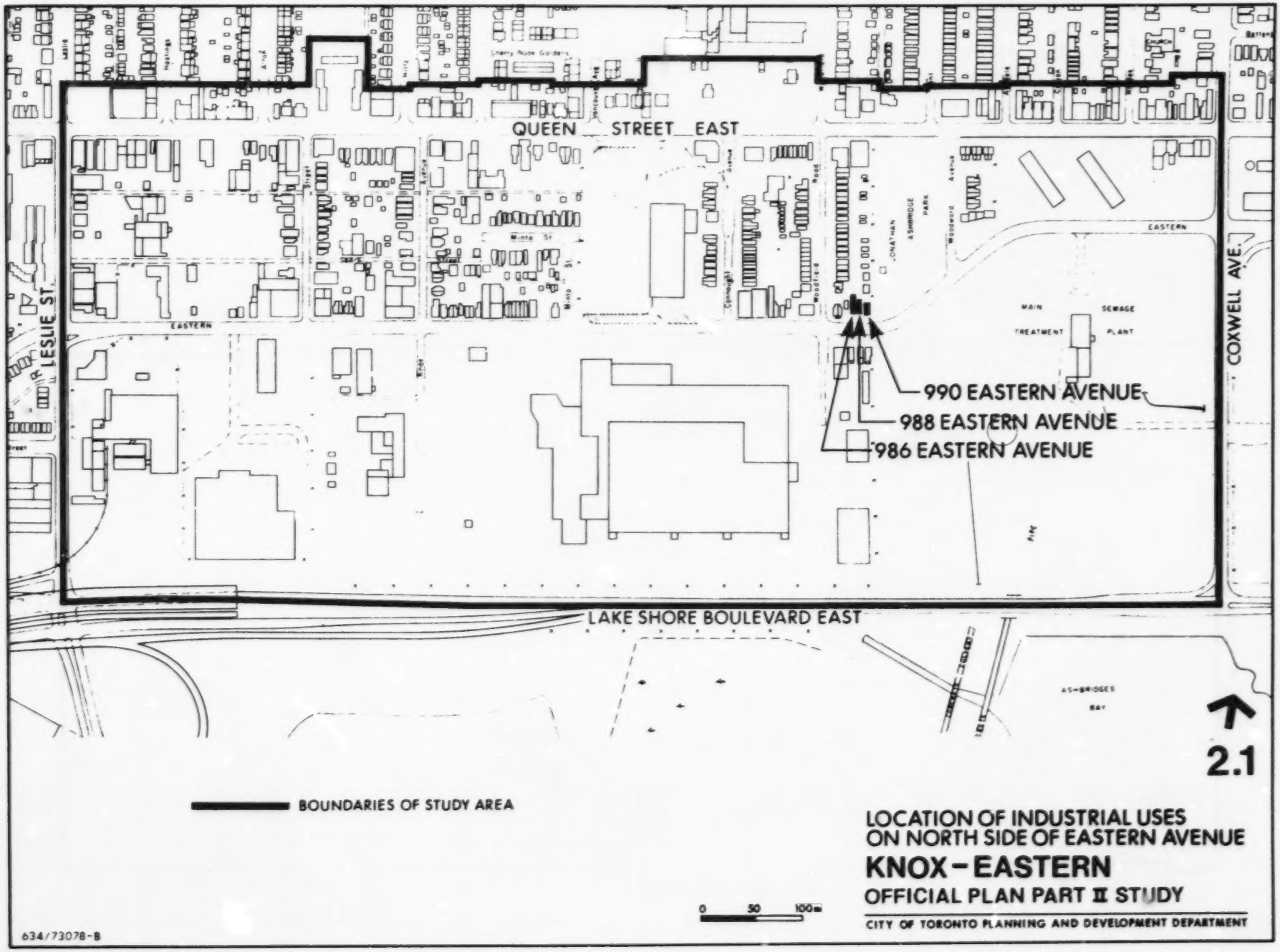
(iii) 'motor vehicle repair shop, Class A'.

2.2.2 1395 Queen Street East

The owner of 1395-1397 Queen Street East has carried on a market gardening operation and hardware store at this address for some years. She has objected to the proposed R4 Z3 zoning suggesting that the proposed zoning would substantially hinder her business's potential for expansion.

The properties in question consist of a small wood frame building on 1395 Queen Street East and a 2 storey residential premises on 1397 Queen Street East. These properties offer redevelopment potential for residential uses. The conforming or non-conforming status of this use will not hinder future redevelopment to residential use. As well, the nature of this operation does not and should not substantially interfere with adjacent residential uses to the south.

It is therefore appropriate to permit 'market gardening' as-of-right at 1395 and 1397 Queen Street East, notwithstanding the proposed R4 Z3 zoning. In addition, an existing retail hardware outlet will be permitted to expand to a net sales area of not more than 200 square metres (2152 square feet).

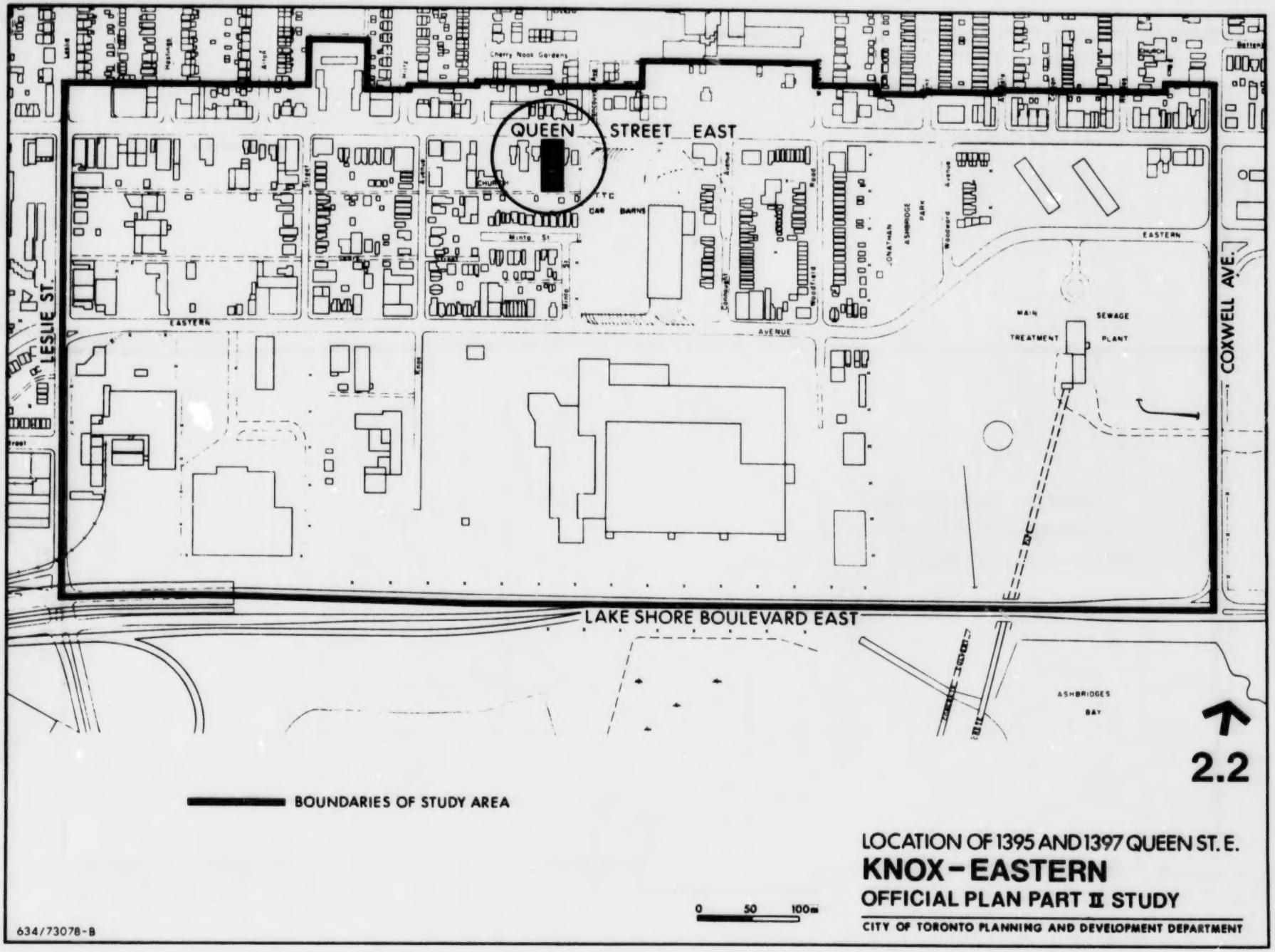


LOCATION OF INDUSTRIAL USES
ON NORTH SIDE OF EASTERN AVENUE

KNOX – EASTERN

OFFICIAL PLAN PART II STUDY

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT



LOCATION OF 1395 AND 1397 QUEEN ST. E.

KNOX – EASTERN

OFFICIAL PLAN PART II STUDY

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT

3 Minor Changes And Clarification

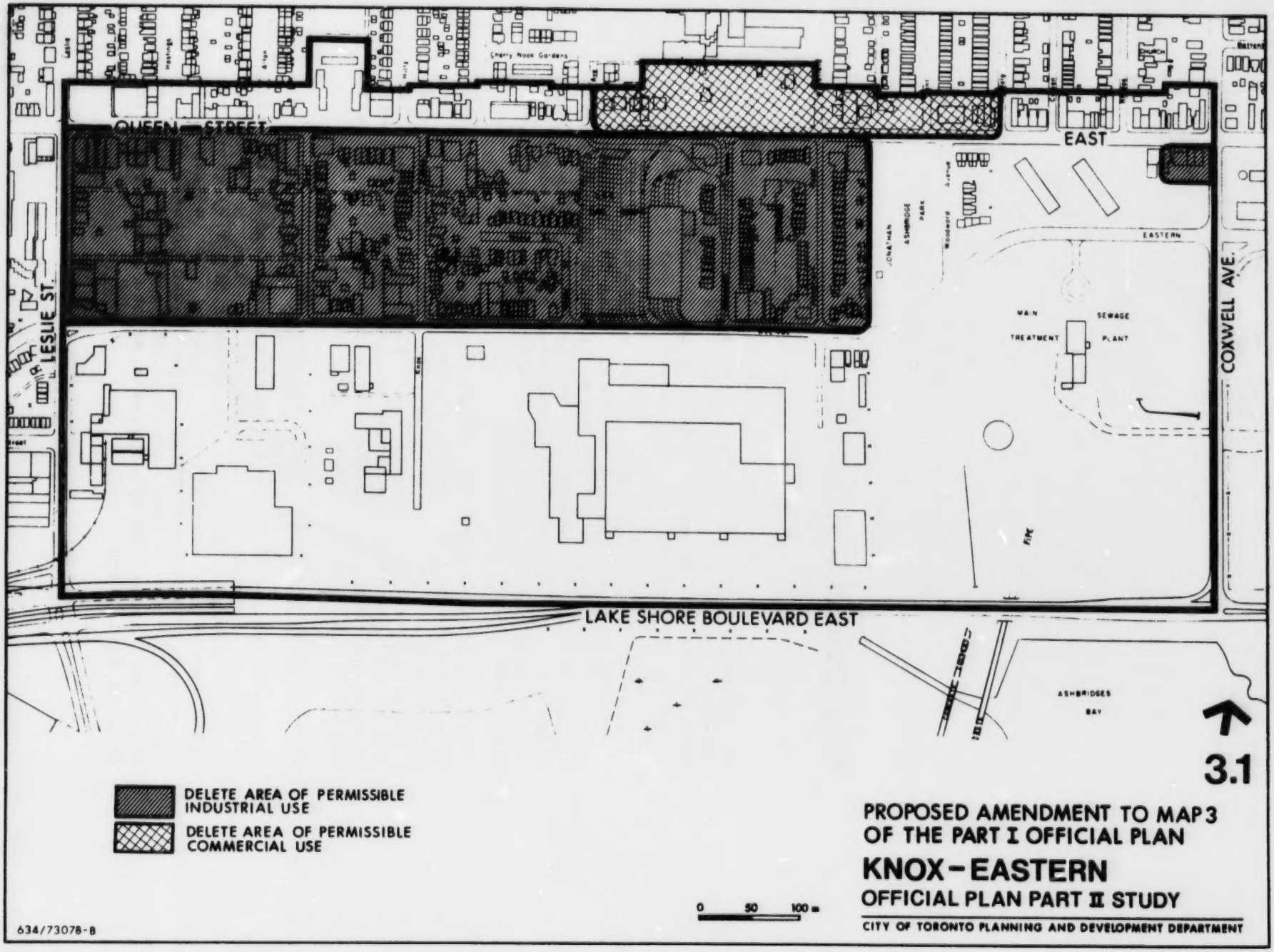
3.1 Areas of Permissible Commercial and Industrial Uses

The areas of permissible industrial and commercial use, as shown on Map 3 of the Part I Official Plan have been amended to reflect the long term land uses proposed for Knox-Eastern. Notwithstanding the amended areas of permissible industrial and commercial use (see Map 3.1) industrial and commercial uses will be permitted in commercial and industrial zones proposed in this plan. For instance, the Special Residence Area is proposed as an I2 D2 zone until such time as the area is redeveloped for residential purposes. In the interim nothing in this plan or in the Part I Official Plan shall prevent these lands from being used for industrial purposes as permitted by the I2 D2 zoning.

The proposed amendments to Map 3 of the Part I Official Plan are intended to reflect the long term land use objectives. At such time as the zoning becomes consistent with Part II Official Plan designations the areas of permissible industrial and commercial use will more accurately reflect the proposed Part II Official Plan and Zoning Amendments.

3.2 Metropolitan Toronto Sewage Treatment Lands

The Knox-Eastern Proposals report recommended that active recreational uses be encouraged on the Metropolitan Toronto Sewage Treatment lands (see Map 3.2) given the vast expanse of underutilized space. As a means to encourage active recreational uses it was poposed to zone these lands as G and provide an exemption for the continued operation or expansion of the sewage treatment pumping facilities.



3.1

PROPOSED AMENDMENT TO MAP 3 OF THE PART I OFFICIAL PLAN

KNOX-EASTERN

OFFICIAL PLAN PART II STUDY

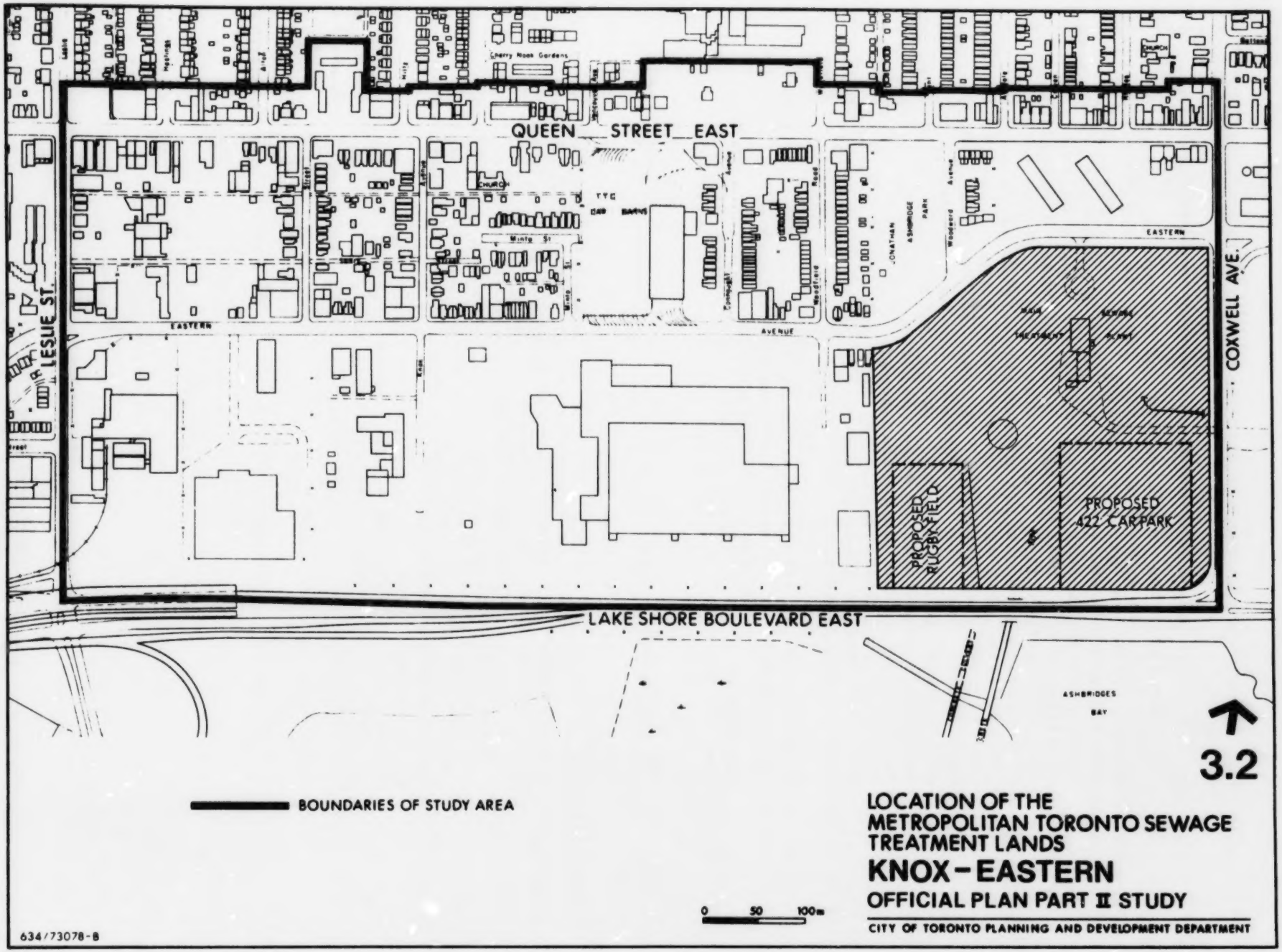
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT

Subsequently, the Municipality of Metropolitan Toronto agreed to lease a portion of this land to the Ontario Jockey Club to provide parking for 422 cars. This parking would serve the employees of the Woodbine Race Track and would serve to alleviate the congested parking problems in the residential neighbourhoods surrounding the racing facility. The Ontario Jockey Club has agreed to construct a regulation size rugby field adjacent to the proposed parking lot on the Metro lands. This field will be used and maintained by the Balmy Beach Rugby Club. It was the preference of the Planning and Development Department to have additional parking facilities provided on the existing race track lands without expansion onto the Sewage Treatment Lands. However, the Municipality of Metropolitan Toronto both owns the land in question and is not bound by the City of Toronto zoning by-law.

Irrespective of this preference it is desirable to ensure that proposed or existing land uses generally correspond to zoning designations. Consequently the proposed zoning for Knox-Eastern has been amended to permit motor vehicle parking on the Metropolitan Toronto Sewage Treatment Lands.

3.3 Minimum Lot Frontage

Section 4(21) of the City of Toronto Zoning By-law No. 20623 limits the minimum width of a lot frontage to 6 metres. The existing lot widths in the residential areas are predominantly between 4.5 and 6 metres. It is not anticipated that redevelopment of these residences will occur at a rapid pace, however, in the event of redevelopment it may be beneficial to reduce the minimum lot frontage to 4.5 metres. This would provide greater flexibility for redevelopment, particularly on lands now used for non-residential purposes. Since many of the residential lots in Knox-Eastern are currently 4.5 metres, and in some cases less, residential redevelopment on lots to a minimum frontage width of 4.5 metres should not compromise the existing residential built form.



3.2

LOCATION OF THE METROPOLITAN TORONTO SEWAGE TREATMENT LANDS

KNOX – EASTERN

OFFICIAL PLAN PART II STUDY

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT

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4 Summary Of Recommendations

4.1 Part I Official Plan Amendment

That the Part I Plan for the City of Toronto be amended as it applied to Knox-Eastern as follows:

i) by deleting from Map 3 of the Part I Plan the area of Permissible Industrial Use and Area of Permissible Commercial Use for the areas shown on Map 3.1 of this report.

ii) by amending Map I of the Official Plan Part I by redesignating as Open Space the area shown on Map 3.2 of this report now designated Low Density Residence Area.

4.2 Part II Official Plan Amendment

That the following statements and map be considered for the purpose of amending the Official Plan for the area of the City of Toronto known as Knox-Eastern.

4.2.1 Interpretation

1.1 For the purpose of amending the Official Plan for the City of Toronto Planning Area, Knox-Eastern is defined as that area within the solid dark line as shown on Map 4.1

1.2 This amendment is deemed to be Part II of the Official Plan for Knox-Eastern.

1.3 The boundaries of the Low Density Residence Area, the Special Residence Area, the Low Density Mixed Commercial Residential Area, the Restricted Industrial Area, the Local Park and Open Space are

as set out in Map 4.1 which forms part of this amendment.

1.4 The text and maps of Part I of the Official Plan shall continue to apply to Knox-Eastern except when in conflict therewith, in which case the text and map of this amendment shall prevail.

4.2.2 General

2.1 a) Knox-Eastern is an area of mixed land use, containing areas of industrial concentration, areas of residential concentration, small areas of commercial concentration, and areas where these uses are mixed. Knox-Eastern is also characterized by a high proportion of publicly owned land.

b) It is the objective of Council to encourage the positive aspects of these component parts of Knox-Eastern so as to:

i) preserve those areas of Knox-Eastern, south of Eastern Avenue, which are primarily in industrial use for continued industrial use,

ii) to recognize and strengthen the residential function of the area north of Eastern Avenue and to enhance the quality of the residential environment;

iii) to minimize conflict between residential and non-residential land use activities; and

iv) to consolidate commercial activity in the Knox-Eastern area by restricting commercial uses to portions of Queen Street East and providing opportunities for the encouragement of retail and other locally oriented commercial services within these areas.

Housing

2.2 It is the policy of Council that the long standing residential areas of Knox-Eastern be strengthened and improved. Accordingly, Council shall:

i) take steps where necessary to encourage the rehabilitation of the existing housing stock and to

seek funds for that purpose from other levels of government;

ii) seek to ensure that the Knox-Eastern area provides housing for a range of household types and income groups;

iii) encourage new residential development, where appropriate, in the area north of Eastern avenue in order to enhance the residential quality of the area; and

iv) assure that new residential development complements the physical form of housing in the area and is compatible with adjacent industrial areas.

Industry

2.3 It is the policy of Council to encourage the retention of existing concentrations of industrial uses South of Eastern Avenue, and the introduction of appropriate new industries, and to minimize conflict between industrial and nearby residential and commercial uses. Accordingly, Council shall employ its powers of regulation and review to the areas designated for exclusively industrial use and employ such regulatory measures as may be necessary to ensure compatibility between industrial and non-industrial uses.

Commerce

2.4 It is the objective of Council that a range of local retail and service facilities shall be provided in Knox-Eastern to serve the needs of residents and workers. Accordingly, Council shall:

i) regulate the supply of commercially designated lands so as to encourage the consolidation and improvement of commercial and service uses and direct such development to areas along portions of Queen Street East where concentrations of such uses presently exist;

ii) restrict commercial development in industrial areas and residential areas.

Environment

2.5 It is the objective of Council to achieve and maintain a satisfactory level of environmental quality throughout Knox-Eastern with respect to noise, air and soil conditions. Accordingly, Council shall undertake

programmes, use its regulatory powers, and encourage property owners and other levels of government as necessary to:

i) minimize and control emissions such as noise, odour, dust, fumes and particulate matter from industries in Knox-Eastern and nearby industrial areas;

ii) improve the general condition of properties particularly with respect to refuse, debris and abondoned motor vehicles;

iii) improve the streetscape and general visual appearance of Knox-Eastern; and

iv) ensure adequate buffering between industrial, residential and commercial uses and areas, through the use of fences, walls, landscaping, siting and setbacks.

Parking and Traffic

2.6 It is the objective of Council to provide a pattern of traffic movement in Knox-Eastern so as to encourage the efficient movement of vehicles associated with local industrial and commercial activity to reduce conflict between residential and non-residential uses by means such as extensions and improvements to lanes, review of truck routes, and other site planning review as provided by Site Plan Control in accordance with Section 40 of The Planning Act.

2.7 Council shall seek to increase the number and utilization of both on-street and off-street parking facilities through such measures as improving and expanding the laneway system, encouraging the shared use of parking facilities, encouraging the use of public transit through improvements to the transit system and other incentives, and exploring opportunities to expand off-street parking facilities.

Implementation of Improvements

2.8 In order to secure the implementation of improvements in Knox-Eastern consistent with this Plan, Council shall seek funding through relevant government programmes and shall seek the introduction of such new programmes as may be necessary or appropriate.

Community Services and Public Recreation

2.9 In order to provide for a level of community services and facilities and public recreation appropriate for the needs of Knox-Eastern residents, it is the policy of Council to:

i) encourage the continued efforts to co-ordinate community services and programmes at the Applegrove Community Complex located just north of Knox-Eastern:

ii) seek to secure the future of the Leslie Street headlands for recreational use and to improve access to the headlands for residents of Knox-Eastern and adjacent neighbourhoods;

iii) seek to develop the open space in Knox-Eastern occupied by the Metro Main Sewage Treatment Plant for active recreation activities and to better integrate these lands with the Eastern Beaches to create an attractive access to the waterfront for residents of Knox-Eastern.

Building Height

2.10 In recognition of building height as an essential element in maintaining residential amenity, visual coherence of specific areas and compatibility between different uses and areas in Knox-Eastern, it is the policy of Council to pass by-laws to limit the height of buildings in those parts of Knox-Eastern where these objectives are important and should be secured.

4.2.3. Low Density Residence Area

3.1 The Low Density Residence Area shall be regarded as a stable residential area in which housing suitable for families with children shall be encouraged in a variety of predominantly low scale building forms.

3.2 In the Low Density Residence Area, Council may pass by-laws to permit residential buildings having a gross floor area in accordance with Part I of the Official Plan, provided that in passing by-laws to permit the maximum densities, appropriate regard is had for the effect of such buildings on the stability and general residential amenity and character of the Residence Area.

3.3 Notwithstanding Section 3.2 and in order to permit certain commercial and industrial uses to continue operation unhindered by a non-conforming use status, Council may pass by-laws to permit certain industrial uses and or commercial uses in the Low Density Residence Area having a gross floor area of up to 1.0 times the area of the lot, provided that such use was legally in existence at the date of passage of this Plan by Council.

3.4 Section 2.8 (b) of part I of the Official plan shall not apply in Knox-Eastern.

4.2.4. Special Residence Area

4.1 The Special Residence Area consists of primarily industrial uses which are environmentally and visually incompatible with adjacent residential uses. Without prejudicing the current operation of existing industrial uses, the Special Residence Area shall be regarded as an area where suitable residential redevelopment would be encouraged for a variety of housing forms.

4.2 In the Special Residence Area Council may pass by-laws to permit buildings containing residential uses, to a maximum density of 1.5 times the area of the lot.

4.3 Prior to passing by-laws referred to in Section 4.2 to permit residential uses in the Special Residence Area Council shall be satisfied that:

a) any proposed residential redevelopment in the area is part of a comprehensive plan which does not result in incompatibility between industrial and residential uses;

b) a satisfactory living environment for the new occupants is provided, in terms of, noise, fumes, view, light, privacy and recreation space;

c) the existing street pattern is respected and enhanced and new residential units are street oriented in any internal road system;

d) an internal pedestrian walkway system is provided offering ingress and egress to the site on all three perimiter roads and that convenient access to Queen Street especially be ensured;

e) consideration has been given to the provision of a public park or common open space of at least 1395.5 square metres (15,000 square feet), in addition to the residential open space requirement;

f) consideration has been given to the provision of housing for low-to-moderate income households;

g) consideration has been given to proceeding with the development of this area in accordance with a registered plan of subdivision.

4.4 Notwithstanding the provisions of Section 4.2, Council may, on the application therefor by the owner of a lot, pass by-laws in the Special Residence Area to permit buildings containing residential uses at densities up to 25 percent greater that the residential density permitted by Section 4.2, provided that the owner of any such building agrees with the City to provide such additional residential density as housing suitable for low-to-moderate income households.

4.5 Notwithstanding Section 4.2, and in order to ensure the continued functioning of existing industrial uses in the Special Residences Area prior to redevelopment, as well as securing a high level of residential services for future and neighbouring residents through a review of any major development proposal, Council may pass by-laws to permit industrial uses in the Special Residence Area having a gross floor area up to 2 times the area of the lot, provided any such use was legally in existence at the date of passage of this Plan by Council.

4.2.5 Low Density Mixed Commercial-Residential Areas

5.1 The Low Density Mixed Commercial-Residential Areas shall be regarded as stable, predominantly low-rise pedestrian oriented retail and service areas containing a mix of commercial, residential and institutional uses.

5.2 In Low Density Mixed Commercial-Residential Areas, Council may pass by-laws to permit:

i) buildings containing only residential uses up to a maximum residential density of 200 units per hectare; or

ii) buildings containing only commercial and/or institutional uses up to a maximum non-residential density of 2.0 times the lot area; or

iii) buildings containing a mix of residential uses and commercial and/or institutional uses at densities determined by the following mixing formula:

$$\frac{\text{Non-Residential Density}}{100} + \frac{\text{Residential Density}}{100} = 2.5$$

Provided that the non-residential density does not exceed 2.0 times the area of the lot and the residential density does not exceed 200 units per hectare.

5.3 Notwithstanding the provisions of Subsection 5.1 and 5.2 of this Plan, Council may pass by-laws in Low Density Mixed Commercial-Residential Areas to permit buildings containing industrial and ancillary uses which are environmentally compatible with adjacent residential and mixed use areas.

5.4 Notwithstanding the provisions of Section 5.2 of this Plan, Council may pass by-laws in Low Density Mixed Commercial-Residential Areas to permit, on lots having an area less than 335m2, buildings containing only residential uses, only commercial and/or institutional uses, or buildings containing a mix of commercial and/or institutional uses and residential uses, up to a maximum density of 2.5 times the area of the lot provided that the residential gross floor area does not exceed 2.0 times the area of the lot and the non-residential gross floor area does not exceed 2.0 times the area of the lot.

5.5 Section 3A.1(g); 3A.1(i) and 3A.1(j) of Part 1 of the Plan shall not apply in the Low Density Mixed Commercial-Residential Areas in Knox-Eastern.

4.2.6 Restricted Industrial Area

6.1 The Restricted Industrial Area shall be regarded as an area containing a limited range of industrial and ancillary uses which are environmentally compatible with adjacent residential and mixed use areas.

6.2 In the Restricted Industrial Area, Council may, subject to Section 6.3(a) and (b), pass by-laws to permit:

i) industrial buildings or uses which have a minimal environmental impact on neighbouring buildings or uses, provided that the gross floor area of such industrial buildings or uses does not exceed 5.0 times the area of the lot;

ii) commercial and/or institutional buildings or uses incidental to industrial uses or areas.

6.3 (a) In order to ensure that development in the Restricted Industrial Area is compatible with adjacent residential uses or areas, it is the policy of Council to pass by-laws to establish height limits in the area, and, where appropriate, to pass by-laws establishing maximum densities below those set out in Section 6.2

(b) In considering applications to amend the Zoning By-law in the Restricted Industrial Area in respect of height or to permit the maximum permissible densities as set out in Section 6.2 of this Plan, Council shall have regard for the relationship and impact of the new development on existing buildings and uses in the adjacent Low Density Residence Area and Mixed Commercial-Residential Area in terms of height, bulk, siting, servicing, vehicular circulation and access, and impact on environmental quality in adjacent areas.

4.3 Amendments to the Zoning By-law

For the purpose of implementing the proposed policies in Part II of the Official Plan for Knox-Eastern, the Zoning By-law shall be amended as follows:

3.1 Density

3.1.1 The gross floor area provisions of the Zoning By-law be amended generally in accordance with Map 4.2

3.1.2 None of the provisions of paragraph (f), subsection 12 of Section 4 of By-law 20623, as amended shall apply to Knox-Eastern. In lieu therefore, no person shall on any lot in any U200 zone erect or use any mixed use building in which the sum of the non-residential gross floor area in square metres plus 100 times the number of dwelling units is greater than 2.5 times the area of the lot.

3.1.3 None of the provisions of paragraph (i) of Subsection 12 of Section 4 of By-law 20623, as amended, shall apply in

Knox-Eastern. (Senior Citizen Housing will be permitted by Site Plan By-law).

3.1.4 Paragraph (e), Subsection 12 of Section 4 of By-law 20623, as amended, shall be amended to permit the erection or use of a residential building on a lot in a U200 zone containing a greater number of dwelling units provided:

i) the area of the lot does not exceed 335 square metres; and

ii) the residential gross floor area does not exceed 2.0 times the area of the lot.

3.1.5 Notwithstanding Section 3.1.2 above, nothing shall prevent the erection or use of a mixed-use building on a lot in a U200 zone containing a greater number of dwelling units than that permitted in Section 3.1.2, provided that:

i) the area of the lot does not exceed 335 square metres; and

ii) the residential gross floor area and the sum of the residential gross floor area plus the non-residential gross floor area do not exceed the amounts prescribed below.

Residential Gross Floor Area = 2.0 times the area of the lot

Sum of Residential g.f.a. plus
Non-Residential g.f.a. = 2.5 times the area of the lot.

3.1.6 Notwithstanding Subsection 21 of Section 4 of By-law 20623, no person shall erect or use any private detached dwelling house, one family dwelling house, duplex dwelling house or triplex dwelling house on any lot having a lesser frontage than 4.5 metres.

3.2 Use

3.2.1 The use provisions of the Zoning By-law be amended generally in accordance with Map 4.2

3.2.2 Notwithstanding 3.2.1 above, a pumping facility or any use accessory to such facility be permitted in the Gh zone shown on Map 4.2

3.2.3 Notwithstanding 3.2.1 above, administrative offices, a private commercial garage, outdoor storage areas for public transit vehicles and any use accessory to these

uses shall be permitted on the lands known as 1411 Queen Street East.

3.2.4 Notwithstanding 3.2.1 above the following uses, as defined in By-law 20623 shall be permitted at the properties known municipally, in the year 1983, as 986, 988 and 990 Eastern Avenue:

i) automobile service and repair shop

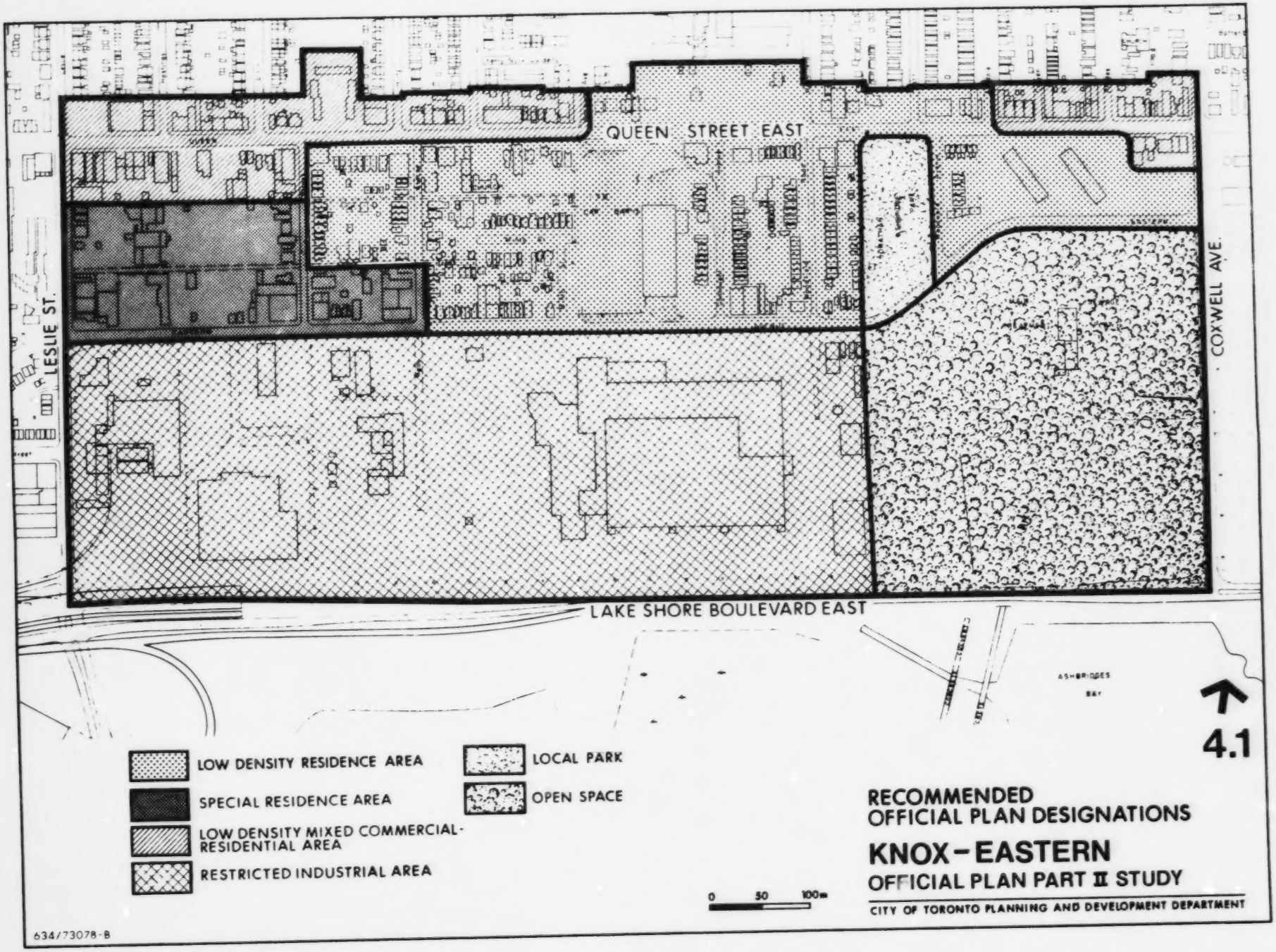
ii) sales or hire garage

iii) motor vehicle repair shop Class A

3.2.5 Notwithstanding 3.2.1. above market gardening uses and a hardware shop of not more than 200 square metres in area shall be permitted as-of-right at 1395 and 1397 Queen Street East.

3.3 Height

The Zoning By-law be amended as it applies to Knox Eastern to limit the height of buildings, exclusive of chimneys, vents, mechanical equipment and structures required to house such elements, generally in accordance with Map 4.3



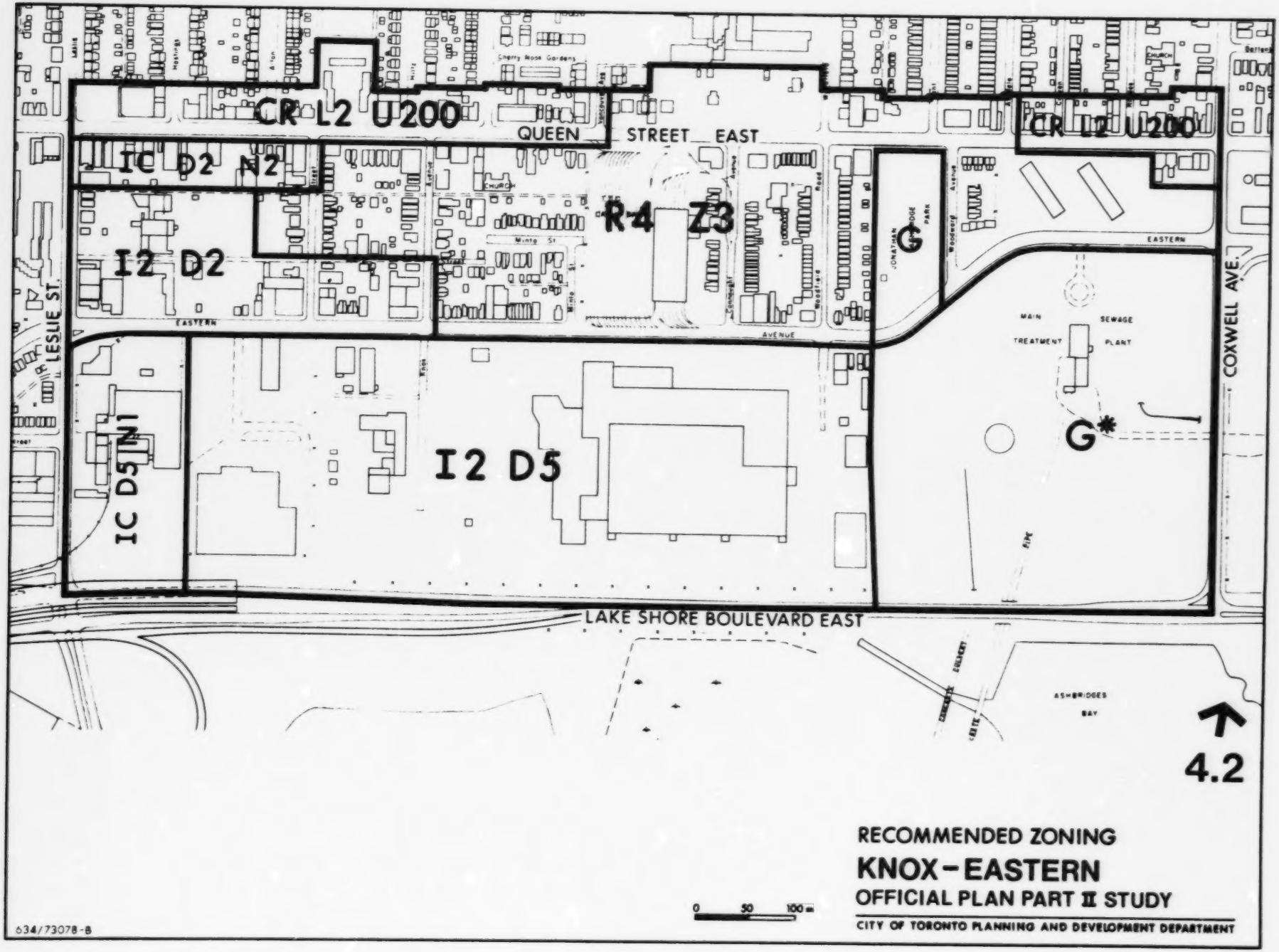
4.1

RECOMMENDED OFFICIAL PLAN DESIGNATIONS

KNOX-EASTERN

OFFICIAL PLAN PART II STUDY

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT



RECOMMENDED ZONING

KNOX-EASTERN

OFFICIAL PLAN PART II STUDY

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT

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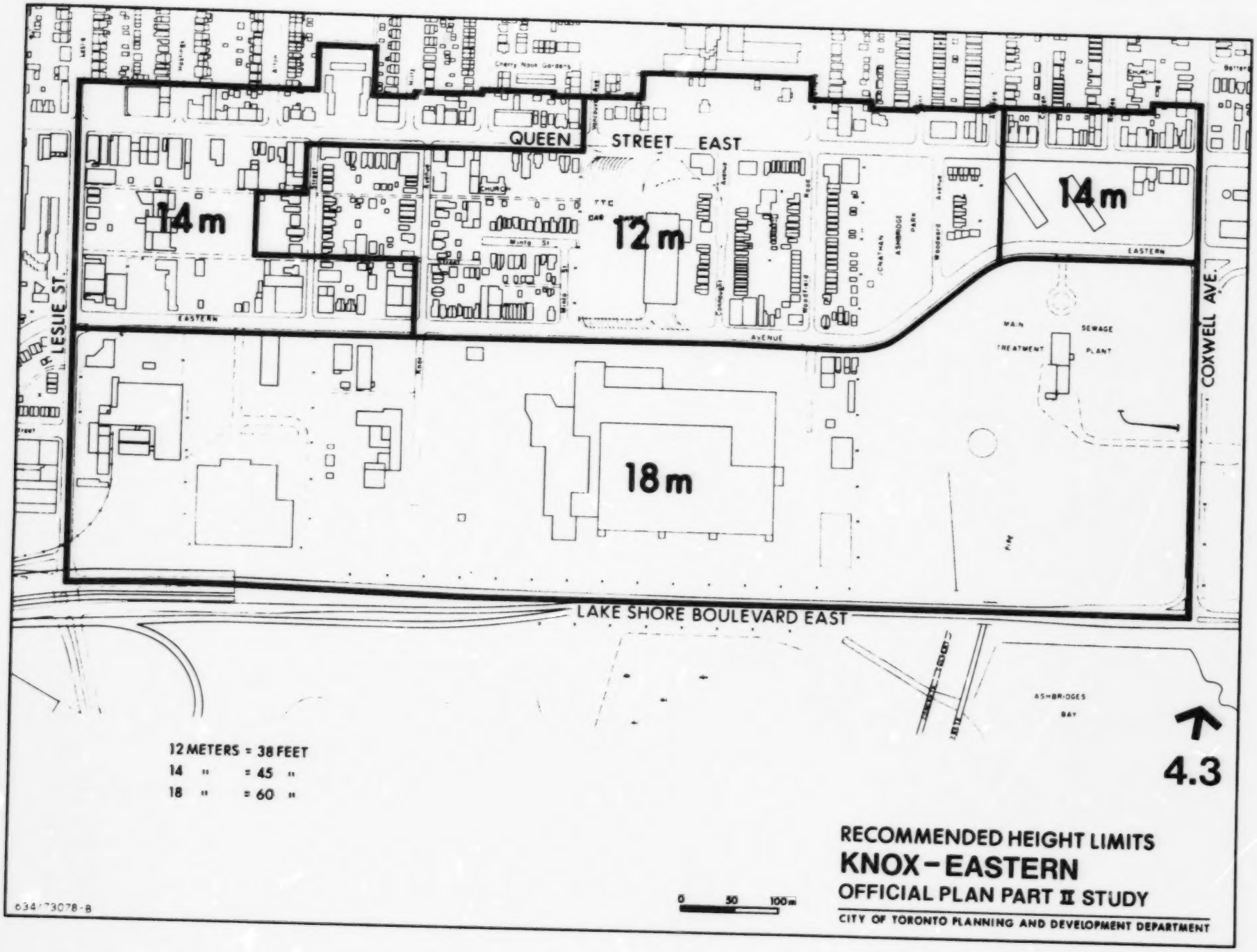

4.3

RECOMMENDED HEIGHT LIMITS
KNOX – EASTERN
OFFICIAL PLAN PART II STUDY

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT

Appendices

APPENDIX A

PUBLIC MEETING

Wednesday, October 27, 1982

56 Woodfield Road

Present:

Phil Biggin, Planning Board, Chairman for the meeting
Leroy Grant, Planning Board
Margaret Gittens, Planning Board
Bob Maguire, Planning Staff
Vivienne Kirlew, Planning staff
Alderman Tom Clifford
Harold Duplisea , Assistant to Alderman Fred Beavis
About 40 residents

MINUTES

Phil Biggin, planning staff, assumed the chair and introduced the Ward Alderman, Planning Board staff representatives and Planning staff members from City Hall. He then proceeded to explain the purpose of the meeting.

The subject of the meeting is to discuss the Part II official plan proposals for Knox/Eastern. Community input is necessary so amendments can be made to the plan, where necessary. On the basis of feedback from residents and comments of other City officials, a final report will be written that reflects the concerns expressed. At the time this report is submitted to the Planning Board the public will again be invited to offer its opinion on the matter to the political decision-makers.

Mr. Biggin then called upon Bob Maguire, area planner for South Riverdale for the City of Toronto to describe the details of the proposed official plan.

Bob explained that the Knox/Eastern area has a variety of uses including commercial, residential and industrial uses. Slides and overhead projections were used to illustrate certain points. We need to upgrade the range of services to the community and improve street-related activities. The area consists of approximately 20% residential use, 45% industrial use, and about 27% open space. There is a number of existing non-conforming industrial uses north of Eastern Avenue. Currently the area is zoned for commercial-

industrial uses. The City would like to try and segregate the residential uses from the industrial uses. It is necessary to maintain a certain industrial base in the city. The area south of Eastern Avenue should be maintained as predominantly industrial while the area north of Eastern Avenue which is essentially residential should remain as such.

The City is proposing to change the area north of Eastern Avenue currently zoned C2 V1 to a residential designation. The area zoned C2 V1 permits industrial/commercial uses - over a period of time this type of zoning has permitted industrial uses to locate next to residential uses. It is necessary to divide these uses to ensure greater compatibility of land uses. The residential, industrial and commercial sectors in the Knox/Eastern Area have to be protected. One way of improving the commercial strip would be to permit a higher density of commercial and residential use on Queen Street in the form of a mixed type of development. A maximum height limit of 14m (45 feet) would be permitted on the commercial strip. Increasing the density would encourage development and increase the range of commercial uses.

As far as the residential area goes the City wants to maintain the existing character of the area which would permit most types of residential uses, from single family to duplex to triplex to double-triplex. The height limit in this area would be 12 metres. The area south of Queen, east of Leslie is occupied by a barrel factory and a number of scrap yards. The City is currently carrying out a study in conjunction with the owners of the area to relocate these uses which are non-conforming and not permitted under the existing zoning and would not be permitted under the proposed zoning, we would like to see this area redeveloped for residential use at a density of 1 1/2 times the existing lot, having 3 - 4 storeys residential structures.

The parks will be protected. South of Eastern Avenue, west of Coxwell Avenue is the Sewage Treatment Land which is Metro owned. The Jockey Club leased a piece of this land for a parking lot which is permitted under the current zoning. The City is proposing to improve Leslie Street and will encourage Loblaws to upgrade their sidewalk area by planting trees and improving the landscaped facade.

The floor was opened for questions.

Alderman Clifford: There were two previous meetings regarding a body shop which was quite derelict and not conducive to that street. Unless this official plan goes through there are 2 houses on Eastern Avenue now falling apart which look quite terrible. If someone owns those and wants to put in a body shop, how can we put a hold on those properties?

Answer: One way is to pass an intent by-law to put a stop to this.

Alderman Clifford: In this particular instance all the residents were against this, but the industry was given permission by the City to put this scrap yard in, why?

Answer: That is because the zoning permitted this use at that time.

Alderman Clifford: The residents would like to get it out, but in the meantime shouldn't a fence be put up, or not have so much open space?

Answer: There is an industrial standards By-law in existence enforced by the Buildings Department, and where a property is in disrepair and not kept up to City standards the City can request that the owner make improvements or have the improvements done and bill the owner.

Alderman Clifford: How long will it take the Knox-Eastern Official Plan to come into effect?

Answer: After we complete all the necessary meetings and objections are taken care of it should come into effect by December, the latest January, 1983.

Alderman Clifford: How soon can we get this intent By-law passed so we won't have the owners of these derelict properties coming in to build something that is not permitted?

Answer: That is something that has to be done by the Land Use Committee.

It was then agreed that Alderman Clifford would look into this problem.

Question: There is an existing property, a garage located on the north side of Eastern in the area zoned R4 Z3 , are they non-conforming, can they continue to be used as such and can a person add to them?

Answer: Yes they are non-conforming and this use can continue, but would not be allowed to expand.

Question: What if the building burns down, could it be rebuilt or could the owner be compensated?

Answer: yes it could be rebuilt and there is no such thing as land compensation.

Question: If they carry on as a non-conforming use they are going to lose, because the land was bought with the understanding that it wasn't a non-conforming use. Won't the City be taking away from them?

Answer: The City would be taking away from the industrial aspect of the area, but in turn would be adding to the majority of the people who live in the area. For the majority the benefits are greater than for the minority in this situation. The change in use from a C2 to an R4 Z3 may have some economic benefits for the body shop owner who could sell his land as a residential use.

Question: Is the City making it high density?

Answer: No, low density.

Question: How many objections do you need now to have these uses remain as it is?

Answer: It depends on support from the residents. There could be objections, and depending on where the body shop is located, the City could make exceptions:

Question: Could you do spot zoning?

Answer: No, because we would be back in a situation we have now, trying to make improvements to the area and any changes to land use, some people gain and some lose. Changes are made with the intent of improving an area for the benefit of the population at large.

Question: I live on 57 Laing Street which is located on the East side of the street, will this area be redeveloped?

Answer: No it will remain as residential. An area zoned R4 Z3 permits residential uses. Residential densities of no more than one times the lot are permitted.

Theoretically speaking, all the houses that existed in the R4 Z3 area were non-conforming uses. By changing from C2 to R4 The City would be eliminating 240 non-conforming uses. Before, whenever a resident wanted to add to his home, he had to go to the Committee Of Adjustment, now with the R4 Z3 zoning that is being proposed, one could make changes by getting a building permit as long as these changes fit in with the zoning by-law.

Question: I own the property at 1395 Queen St. East on the south side which is a garden Centre, I assume this zoning will affect me in the sense that my business will become a non-conforming use?

Answer: Yes, that is right

Question: Will I be allowed to expand?

Answer: No in terms of building, you wouldn't be allowed to.

Question: I wanted to expand a long time ago, but wasn't allowed to. I had a property on Acre street, the house was closed up and the tenants evicted. The City offered me $8200 at the time for my land. Land today is worth a lot more, I do not want to run into the same circumstances again.

Answer: The City is not planning any sort of expropriation, and you will be able to carry on your business as it now exists under the previous zoning and the building cannot be changed unless you get the Committee of Adjustment's approval.

Question: I have a body shop on Eastern Avenue, which has been there for 12 years. What should happen if something happens to my shop eg. if a wall falls down or the building burns down, are you saying that I cannot rebuild?

Answer: The City is not going to force people out of their existing business. We recognize that some of these buildings will remain there for some time. As people decide to leave and go to new areas, then at that point when it's appropriate we will make sure that this use does not revert back to another commercial use.

Question: What should happen to my business if I should get ill for a long period of time?

Answer: You can close your building for up to six months without having to obtain a new building permit. If inoperable for about a year, then you may have some problems.

Question: I own a business on Knox Avenue, I spent over $200,000 on this property. It costs me $10,000 - $12,000 in taxes each year. If I decided to sell, are you saying that I couldn't sell as a industrial property and get my money back out of it?

Answer: You can sell, yes, but only for the industrial use for which your property is currently used or for residential.

Question: If I wanted to expand on this building 5 or 10 years from now, I wouldn't be able to expand if this by-law is passed?

Answer: With regard to the non-conforming uses, there is some flexibility and there may be a possibility of allowing an exemption in the by-law to permit this use to continue.

Question: That does not come up to the selling quality if I wish to sell as an industrial piece of land?

Answer: Industrial land is worth less than residential land if you are talking about the land. There has been studies done on the value of industrial land in relation to residential land in this area. Industrial land is selling for $6/sq. ft. whereas residential land will sell for $10 - $15/sq. ft.

Question: I live at 928 Eastern Avenue. There are three derelict buildings now in existence in this area. A contractor came in and bought 2 of the three derelict buildings and requested a permit to renovate. He was granted the permit and was then told that he couldn't renovate because the buildings were too old, he then asked for a permit to have them torn down, and was told that he couldn't have a permit to tear them down. Will these buildings eventually be renovated, as they are a sore sight to the area, and these building are being used by kids in the area which could be hazardous?

Answer: There is some concern with these buildings. I am not convinced that these buildings should be residential, they might be more suitable as industrial uses. The Buildings Department will be contacted with regards to these buildings.

Question: It seems that the whole idea behind this proposal is to take away the bad looking buildings. Most of the industries are kept up to good standards. Mainly residents are concerned about worn out or burnt down houses that have been in the area for years without anything being done to them.

Answer: In an area zoned R4 Z3 someone can buy a lot that has been run down and renovate as a residential use.

Question: I live at 1428 Queen St. East. What exactly is this by-law change of CR L2 U200 going to be doing. It is a commercial area now, with apartments above stores. How do you propose that by increasing the density this will actually act as an incentive to improve the area?

Answer: By increasing the density one can add on the amount of floor space whether it be residential units, commercial office space or retail space. If property owners can get sufficient return on their property by leasing or renting the land out it is an incentive to redevelop, and that is one of the only tools the Planning Department has with regards to financial investment.

Question: Are there any studies being done with regard to relocating the scrap yards. There is one particular heavy industrial business, namely the noodle factory, right on the corner of Vancouver. There is not enough parking on this lot. The reason for this restriction on parking is because of the heavy trucks being brought in every day delivering goods. These trucks block traffic in the sense that they have to back out on Queen Street?

Answer: The City cannot force businesses out. This CR L2 U200 zoning will be an incentive for redevelopment. Eventually the Noodle Factory will probably relocate. Under the CR L2 U200 zoning the Noodle Factory will probably be a non-conforming use.

Question: Can these factories be approached and informed that the zoning is being changed?

Answer: Everyone has to get legal notice from the City of a change in Zoning. Once this report is finalized, it goes to the Planning Board, then to the Land Use Committee and on to City Council. The City Clerk gives notices to all residents including land owners and tenants.

Question: Was there ever recommendations made for financial aid for the commercial strip?

Answer: The C.S.C.P. program is available for commercial strip improvements. It essentially deals with minor improvements such as tree planting, new tiling, etc. Certain commercial strips will have priority for that type of development.

Question: Could we get sufficient time to get a petition out for commercial property owners. It seems that the City would like to see this area as straight residential?

Answer: Some will benefit and some will not, and this problem needs to be discussed on an individual basis.

Question: I live on Sears Street. When will this zoning become official?

Answer: As mentioned before probably sometime in January, unless there are major objections, in which case we will have to make substantial changes to the plan.

Question: With regards to the R4 Z3 zoning is there any City-owned property in the area?

Answer: Yes, at the corner of Sears and Knox.

Question: Is there any possibility that this zoning will allow any type of Ontario housing development on this property?

Answer: No, this property is too small to accommodate this type of housing.

Question: Has there been any consideration given regarding sidewalk improvements?

Answer: No, but that's one thing we can look into.

Question: What is the City's definition in this instance as far as compatability is concerned in terms of the uses?

Answer: If you have two uses close to each other compatability is based on whether a commercial use is noisy or obnoxious to the residential use or if they create excessive emissions. There is no definite set of criteria to deal with these, but it is based on experience and complaints from residents.

Question: I live on the north side of Sears Street, I am basically concerned about the body shop across the street. This particular body shop to my knowledge was never really a body shop and has not been licensed by the Licensing Commission but is in operation at the present time. The building is quite small, and emits a bit of odour, and it is not up to City standards.

Answer: If it hasn't got the proper license, it could be closed down.

Question: I live on Leslie Street. In the I2 D2 zoning area there are not very many houses there. What will become of the houses in this area if the rezoning goes through?

Answer: Most of the land is owned by about 4 - 5 businesses. If it gets to the point where the City can develop this land in co-operation with the businesses then these houses could be sold to the City if the owners wanted to sell them, but the City has no plan of expropriation. Most of the houses are somewhat small and run down. It would be advantageous to sell if there should be any future redevelopment.

Question: Will there be any changes north of Queen Street?

Answer: Not at this time. One of the recommendations in this report is to study the existing traffic flow and parking situation in Knox/Eastern.

Question: What about the land north of Eastern Avenue, right now there are a lot of businesses in this area?

Answer: As far as the businesses go there could be a lot of complication, because of the licensing procedures involved, however, the houses will remain.

Question: What exactly does IC D2 N2 mean?

Answer: The "I" refers to industrial, the "C" refers to commercial, "D" refers to permitted density for the industrial uses and the "N2" is the permitted density for commercial aspect of the area. Under this current zoning one is permitted to have both industrial and commercial uses to a density of two times the

lot. Most of the businesses have an industrial/commercial component to them.

Question: I have a property in the CR L2 U200 zoning which is 2 storeys high. Is this use permitted?

Answer: Yes, and if you wish to add, you can.

Question: Are there any plans to widen Sears Street?

Answer: No, there are no plans to widen it now.

Question: What about the auto body shops in the area, right now, they take up most of the parking spaces. If more houses will be put along with the auto body shops, we will run into problems of parking spaces?

Answer: If houses will be added, the auto body shops will be removed.

Question: In a R4 Z3 zone, there will be all types of community services and facilities. What exactly does this mean?

Answer: Such things as residential related uses eg. Health centres, community centres.

Question: Does that mean we will be no better off now, than we were with the commercial and industrial uses.

Answer: Not really, most commercial services and institutions are larger and tend to locate in areas with larger lots.

Question: Are the town houses City-owned?

Answer: No, they are developed by the Co-op Housing Federation of Toronto and have income regulations.

Question: I own a property on Queen. If anything should happen to me, can my daughter continue to run my business?

Answer: Yes, as long as the business remains the same.

Question: If I have a business and in a few years would like to expand on it, can this be done?

Answer: Yes, but you would have to go to the Committee of Adjustment to get permission.

Question: If a building is destroyed, can it be rebuilt?

Answer: Yes, but within a certain time period and it has to be rebuilt as the same use it was before.

Question: Can a vote be taken to get an idea of how many people object to this proposal?

Answer: A vote cannot be taken now. This meeting was held to get the comments of the residents and businessmen. If there are a lot of greivances when this report goes out to the planning Board, it will not be passed. Grieved residents and businessmen should get together with the Planner before the plan actually goes before the planning board. Residents have about 1 1/2 months to state their opinion. If nothing is resolved after the meeting, letters of approval and/or objection should be sent out to the City.

Question: If this report is passed, will it take effect right away?

Answer: No, the final word comes from the Ontario Municipal Board. It was added that sufficient response from the homeowners was lacking and it was hoped that the plan will not be judged by the businesses alone. If substantial changes are made to the plan, another meeting will be held.

The formal part of the meeting adjourned. Residents had the opportunity to talk with City staff regarding the subject Knox-Eastern Plan.

POOR

QUALITY

ORIGINAL